

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 23, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Marzari, Massey,
Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of a group of six Malaysian business men who are visiting Vancouver as guests of the Rotary Club, and also the presence of students from the Prince of Wales Mini-school, under the direction of Mrs Pat Robertson.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of two reports of the Standing Committee on Civic Development dated April 4th and April 11th, 1974. It was, therefore, agreed that these reports would be considered in Open Council this day.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick

THAT the Minutes of the Regular Council Meeting dated April 9, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

VARIATION OF AGENDA

It was agreed to vary the Agenda to consider Board of Administration Report dated April 19, 1974, concerning Park Board Administration Building Addition.

Board of Administration Report
dated April 19, 1974.

Park Board Administration Building Addition.

Council, on April 9, 1974, when considering a report of the Board of Administration on Allocation of Additional Funds for the Park Board Administration Building Addition, referred the matter to the Board of Administration for report back following discussions with the Park Board.

Park Board Administration Building Addition (Contd.)

Pursuant thereto, the Board submitted a report dated April 19, 1974, on the subject, giving space and allocation details, style and finish of proposed addition, possible cost reductions and the history of this matter.

The Board of Administration Report concluded with the following recommendations:

- (a) the tender of Creighton Construction Ltd., in the adjusted amount of \$248,825 be accepted. The Director of Legal Services be authorized to complete the necessary contract documents for signature by the Mayor and City Clerk.
- (b) A further \$150,000 be made available from Park Board Five Year Plan Capital Funds for this project.

MOVED by Ald. Pendakur

THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATION OR PETITIONS.

1. Canadian Federation of Mayors and Municipalities Annual Convention.

Council noted the following communication from the Mayor dated April 11, 1974.

" This year the Annual Convention will be in Winnipeg, June 3rd to June 6th inclusive. They have tightened up the agenda somewhat and made much better provision for the consideration of Resolutions.

I have been asked to chair the Session on the afternoon of the first day and have accepted. I think that Alderman Volrich, as our UBCM representative, should also go if he can.

I would like to recommend that any other members of Council who wish to go should be entitled to go and should be entitled to the normal expense arrangements.

I believe that it would be useful to organize sessions with members of Councils of other large cities in the country on an informal basis. Some members of the Toronto Council have indicated interest in getting together in such a way. If it is agreed to send a few members of Council, I will attempt to line up a couple of informal meetings with other Councils. "

The Mayor also recommended that Commissioner Ryan as, in the past, be given authority to attend the Conference.

MOVED by Ald. Bowers,

THAT the recommendation of the Mayor be approved and authority for Commissioner Ryan to attend the Conference be given, and FURTHER THAT the Council Meeting scheduled for June 4, 1974, be cancelled.

- CARRIED

(Ald Rankin voted against the Motion)

Regular Council Meeting, April 23, 1974.. 3

COMMUNICATIONS OR PETITIONS (Contd.)

2. G.V.R.D. Seminars, May 8, 1974.

Council noted a letter from the Greater Vancouver Regional District, advising of three Workshop Seminars on Regional Policies to be held May 8th, at 4 p.m. at the Vancouver Airport Hyatt House, in Richmond.

MOVED by Ald. Pendakur

THAT the foregoing letter from the G.V.R.D. be received.

- CARRIED UNANIMOUSLY.

3. Neighbourhood Services Association
Withdrawal of Community Development
Workers.

MOVED by Ald. Rankin

THAT, pursuant to the request received from the Neighbourhood Services Association in its letter dated April 18, 1974, permission be granted for representatives of the Association to appear as a delegation on April 30th, 1974.

- CARRIED UNANIMOUSLY.

4. Development of Vancouver Waterfront
from Main Street, West.

Council noted a letter from the International Longshoremen's & Warehousemen's Union, under date of April 5, 1974, requesting that Council receive a delegation from Local 500 of the International Longshoremen's & Warehousemen's Union and the Vancouver Labour Council, with respect to the development of the Vancouver Waterfront.

MOVED by Ald. Harcourt

THAT the request to appear as a delegation be granted and the necessary arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT, AND OTHER REPORTS.

A. BOARD OF ADMINISTRATION
General Report, April 19, 1974.

Works and Utility Matters, (April 19, 1974)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1. Water Main Installation - 1973 Capital Budget.
- Cl. 2. Tender No. 57-74-5, Supply of Extra Strength Clay Sewer Pipe and Fittings.
- Cl. 3. Vanier Park Sewage Pump Station.
- Cl. 4. Plumbing Changes for Pollution Control - Cambie Yard Buildings.

MOVED by Ald. Pendakur

THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

BOARD OF ADMINISTRATION
General Report, April 19, 1974.

Building & Planning Matters (April 19, 1974)

The Council considered this report which contains 3 Clauses identified as follows:

- Cl. 1. Relocation of Zoning Section of Planning Department
- Cl. 2. 2405 West 7th Avenue.
- Cl. 3. Strata Title Application - New Construction,
2336 Wall Street - Lot 'D'; Block 2, D.L.184
40 Dwelling Units
Landmark Projects Corp. Ltd.,
330 West Hastings Street, Vancouver, B.C.

The Council took the following action.

Relocation of Zoning Section of Planning Department. (Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

2405 West 7th Avenue. (Clause 2)

MOVED by Ald. Rankin

THAT the request by Mr. G. Zerbinos to be heard as a delegation be granted, and the necessary arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

Strata Title Application - New Construction
2336 Wall Street, - Landmark Projects Corp. Ltd. (Clause 3)

MOVED by Ald. Rankin

THAT the application of Landmark Projects Corp. Ltd., under the Strata Titles Act re new Apartment Development at 2336 Wall Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters (April 19, 1974)

Claim No. 14719
Coquitlam Equipment & Rentals Ltd.

MOVED by Ald. Bowers

THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY.

Fire and Traffic Matters (April 23, 1974)

Block 52 Parking Garage - Financial Status

MOVED by Ald. Pendakur

THAT the report of the Board of Administration be received for information.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)Finance Matters. (April 19, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1. Vancouver Public Library - Automation of Acquisition Procedures .
- Cl. 2. Grant Equal to Annual Taxes - Vancouver Peretz School.

Council took the following action:

Vancouver Public Library
Automation of Acquisition Procedures. (Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Grant Equal to Annual Taxes
Vancouver Peretz School. (Clause 2)

MOVED by Ald. Marzari

THAT a grant in lieu of 1972 and 1973 taxes be approved to the Vancouver Peretz School.

- (tabled)

MOVED by Ald. Bowers

THAT this whole matter be tabled and the request of the Vancouver Peretz School to appear as a delegation be granted, but the organization be asked to provide a copy of its latest Financial Statements and prove financial need in respect of this grant request in lieu of taxes.

- CARRIED UNANIMOUSLY.

Personnel Matters (April 19, 1974)

Salary and Classification Review,
One Position Medical Health Officer II,
Dr. Duncan Black, Health Department.

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY.

Property Matters (April, 19, 1974)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1. Assignment of Leases
 - A. Lots 20 & 21, Block 64, D.L. 541
Situated N.W. Corner Richards and Smith Streets.
 - B. Overhead Vehicular Ramp above the Lane between Richards and Seymour Streets, North of Smith St.
Between Lots 14 and 15 and Lots 24 and 25,
Block 64, D.L. 541.
- Cl. 2. Bridge Insurance.
- Cl. 3. Acquisition for Potential Housing Site,
Lot 4, Blocks 6 to 8, District Lot 195
3688 Hull Street.
- Cl. 4. Lot 63 North of Right-of-Way, D.L. 258 and 329
Situated South Side Marine Drive, Jellicoe to Kerr.

The Council took the following action:

CONTD.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Property Matters (April 19, 1974) (Contd.)

Assignment of Leases.

A. Lots 20 & 21 Block 64, D.L. 541

Situated N.W. Corner Richards and Smithe Street.

B. Overhead Vehicular Ramp above the Lane between Richards and Seymour Streets, North of Smithe Street,

Between Lots 14 & 15 and Lots 24 & 25, Block 64, D.L. 541.

MOVED by Ald. Volrich

THAT this clause be deferred pending further information being obtained from the Board of Administration with respect to these leases.

- CARRIED UNANIMOUSLY.

(Ald. Volrich agreed to meet with the Supervisor of Property and Insurance to explain the information required.)

Bridge Insurance.

MOVED by Ald. Bowers

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Acquisition for Potential Housing Site,
Lot 4, Blocks 6 to 8, District Lot 195,
3688 Hull Street.

MOVED by Ald. Bowers

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Lot 63 North of Right-of-Way, D.L. 258 and 329
Situated South Side Marine Drive, Jellicoe to Kerr.

MOVED by Ald. Bowers

THAT a site of approximately 200 to 300 feet in D.L. 258 & 329 adjacent to the Company's lands be sold to Tonecraft (B.C.) Ltd., for consolidation with its own property to the west, subject to a scheme of development satisfactory to the Director of Planning and a method of disposal of waste satisfactory to the Director of Permits and Licenses, and any other conditions which may be pertinent to the site. The Supervisor of Property and Insurance to negotiate a purchase price based on market value, for report back to Council.

- (deferred)

MOVED by Ald. Marzari

THAT consideration of this whole matter be deferred, and the Supervisor of Property and Insurance be requested to explore the advisability of leasing this property, and report back to Council.

- CARRIED

(Ald. Bowers, Hardwick and Pendakur voted against the Motion to defer)

B. DEPARTMENT GENERAL REPORT
April 19, 1974.

Works and Utility Matters (April 19, 1974)
Residential Lane Paving.

MOVED by Ald. Hardwick

THAT this report of the City Engineer be received for information.

- CARRIED UNANIMOUSLY.

CONTINUED.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)Social Service and Health Matters (April 19, 1974)Central and Oliver Hotels

MOVED by Ald. Harcourt

THAT the recommendations of the Director of Social Planning contained in this report be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters (April 19, 1974)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1. Deletion of Building Lines.
- Cl. 2. Rezoning Application: Southwest corner of School Avenue and Tyne Street, Lot 2, Block B of Block 21 D.L. 50.
- Cl. 3. Rezoning Application: Northeast corner of Columbia and Keefer Streets. Lot 2 of 'A'. Block 15, D.L. 2037 and 196.
- Cl. 4. Rezoning Application: Block bounded by Burrard and Pine Streets, 6th and 7th Avenues, Block 288. D.L. 526
- Cl. 5. Development Permit Application No. 65093, 1720 Rupert Street.
- Cl. 6. Development Permit Application No. 64999 8884 Granville Street.
- Cl. 7. Stanley Park Neighbourhood Local Improvement.
- Cl. 8. Area 6 Review and Recommendation Committee.

MOVED by Ald. Hardwick

THAT the recommendations of the Director of Planning contained in Clauses 1, 5, 6, 7 and 8 of this report be approved. , AND FURTHER THAT the recommendations of the Director of Planning referring re-zoning applications to a Public Hearing, as contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY.

Fire and Traffic Matters (April 19, 1974)D.P.C. Parking Rates.

MOVED by Ald. Bowers

THAT the recommendation of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY.

Finance Matters. (April 19, 1974)B.C. Telephone Company,
Rate Structure Application.

MOVED by Ald. Rankin

THAT Council express its opposition to the proposed increase in telephone rates and the Corporation Counsel be authorized to communicate this fact to the Canadian Transport Commission

- CARRIED UNANIMOUSLY.

D. Report of Standing Committee on
Waterfront, April 4, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. D.P.A. No. 65844. Empire Stevedoring Co., Ltd.
- Cl. 2. D.P.A. No. 65814 and 65816, B.C. Ice and Cold Storage Ltd.
- Cl. 3. Re-zoning of City Centre Waterfront from M-1 Industrial to Urban.
- Cl. 4. Draft Sign Control Bylaw.
- Cl. 5. Vanterm - Access.

The Council took the following action:

CONTINUED...

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS. (Contd)

D.P.A. No.65844.

Empire Stevedoring Co.Ltd. (Clause 1)

MOVED by Ald. Pendakur

THAT Clause 1 be approved after adding the following words to the recommendation of the Committee: "but that the Development Permit be valid for one year only from date of issue".

- CARRIED

(Ald. Hardwick and Linnell voted against the motion)

D.P.A. No.65814 and No.65816

B.C. Ice and Cold Storage Ltd. (Clause 2)

MOVED by Ald. Pendakur

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur

THAT the recommendations of the Committee contained in Clauses 3 & 4 be approved and Clause 5 be received for information

- CARRIED UNANIMOUSLY.

During consideration of Clause 3 concerning an application to the Regional District to re-zone the area from M-1 to Urban use, the Council was advised of a letter circulated from the - Save the Entrance to Stanley Park Committee - commenting on the Committee's recommendation.

E. Report of Standing Committee on Finance & Administration, April 4, 1974.

The Council considered this report which contains five clauses identified as follows:

- Cl. 1. Cultural Grants 1974 - Vancouver Symphony Society.
- Cl. 2. 1974 Budget Appeals - Departments and Boards.
- Cl. 3. Downtown East Side Recreation Project.
- Cl. 4. Grandview Community Centre.
- Cl. 5. Old Museum Building.

The Council took the following action:

Cultural Grants 1974

Vancouver Symphony Society. (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

1974 Budget Appeals -

Departments and Boards. (Clause 2)

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in Clauses 2A,B(i) and C, be approved.

The Council noted that in respect of Clause B(ii) concerning supplemental budget items of \$150,000 in the Park Board Budget, the Finance Committee had submitted the item for Council consideration because of a tie-vote which had resulted in the Committee.

CONTD.....

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1974 Budget Appeals -
Departments and Boards (Contd.)

MOVED by Ald. Bowers

THAT supplemental budget items amounting to \$150,000 be allocated to the Park Board for Community and Recreational programmes, as outlined in the Board of Administration Report to the Committee, dated April 2, 1974, (Schedule 1, Clause 3)

MOVED by Ald. Linnell (in amendment)

THAT the \$150,000 be allocated as outlined in Schedule 1, Clause 3, items C, E, N, 2, 3, 4, 5 & 6, of the Board of Administration Report to the Finance Committee dated April 2, 1974.

- LOST

(Ald. Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

The Amendment having Lost, the Motion was put and -

- CARRIED UNANIMOUSLY.

Downtown East Side Recreation Project. (Clause 3)

MOVED by Ald. Bowers

THAT the recommendation of the Committee be approved after amending it to read as follows:

"That funds for one month's operation be added to the 1974 Park Board Budget pending the evaluation of the program to take place during that month, for report back to the Standing Committee on Social Services".

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers

THAT Clauses 4 and 5 of the Standing Committee's report be received for information.

- CARRIED UNANIMOUSLY.

F. Report of Standing Committee on
Social Services, April 4, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Day Care - City of Vancouver.
- Cl. 2. Use of Smith-Grant Manor Lithographers Ltd., Building, 1110 East 15th Avenue, Vancouver.
- Cl. 3. Commercial Rental Agencies
- Cl. 4. Child Care Federation.
- Cl. 5. Grandview Community Centre.

The Council took the following action:

MOVED by Ald. Rankin

THAT the resolutions contained in Clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY.

Commercial Rental Agencies. (Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED

(Ald. Linnell, Volrich and the Mayor voted against the motion)

Child Care Federation. (Clause 4)

MOVED by Ald. Rankin

THAT the recommendations contained in Clause 4 be approved

- LOST

(Ald. Bowers, Linnell, Massey, Pendakur and Volrich voted against the Motion)

(NOT HAVING
THE REQUIRED
MAJORITY)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)Grandview Community Centre. (Clause 5)

MOVED by Ald. Rankin

THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

G. Report of Standing Committee on
Civic Development, April 4, 1974.

Council considered this report which contains three Clauses, identified as follows:

- Cl. 1. Downtown Planning Programme: 1974.
- Cl. 2. Citizens' Guidance Panel - Downtown Planning Programme.
- Cl. 3. Relocation of 6th Avenue Railway Line - Area 6.

The Council took the following action:

Downtown Planning Programme: 1974. (Clause 1)

Council in considering Clause 1, noted the following recommendations of the Committee:

- "A. THAT Council approve the Downtown Planning Programme: 1974, outlined in the attached report of the Director of Planning dated April 4, 1974;
- B. THAT Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of \$15,562;
- C. THAT Council authorize the Director of Planning to employ TEAG consultant services;
- D. THAT Council refer the total budget to the Board of Administration for review and report back to Council. "

Pursuant to recommendation 'D' the Board of Administration submitted a report, dated April 22, 1974 which recommended changing the amount of \$15,562, as contained in 'B' above, to \$12,011, and concluded with the following recommendations:

(a) Consultant Costs:

The net cost of consultant services for the 4-month Downtown Study is estimated at \$86,660 including a 10% contingency.

(b) Staff Costs:

Most staff who will be working on the 1974 Downtown Planning Program are included in the 1974 regular Department budget and in funds carried over from 1973 when the Downtown group was established.

Two temporary positions of Planning Assistant III and Clerk Steno. III expire at the end of May, and it is recommended that these positions be extended to the end of the year. The cost of these temporary staff and related office expenses is estimated at \$12,011.

Details of the \$12,011 cost for staff expenses follow:

Total costs (excluding regular budget items) \$31,483

Less: Unexpended funding carried over from

1973 19,472

Equals additional funding required

\$12,011

CONTD. . . .

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Downtown Planning Programme, 1974. (Contd)

Total Costs include:

- Temporary positions			
	Planning Asst. III	\$10,938	
	Clerk Steno. III	7,728	
	Fringe benefits	<u>1,867</u>	\$20,533
-	Overtime		3,500
-	Guidance Panel		2,500
-	Office Operation		3,750
-	Car allowance		200
-	Printing and Reproduction		<u>1,000</u>
TOTAL COST:			<u>\$31,483</u>

The Director of Finance advises that if Council approves this report, funds will have to be provided from Contingency Reserve.

MOVED by Ald. Hardwick

THAT

- A. Council approve the Downtown Planning Programme: 1974 outlined in the attached report of the Director of Planning dated April 4, 1974.
- B. Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of \$12,011.
- C. Council authorize the Director of Planning to employ TEAG consultant services, and other consulting services as outlined in the Director of Planning report to the Committee dated April 4, 1974.
- D. Council authorize the budget as contained in the Board of Administration Report dated April 22, 1974, outlined above.

- CARRIED UNANIMOUSLY.

Citizens' Guidance Panel,
Downtown Planning Programme. (Clause 2)

MOVED by Ald. Hardwick

THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

Relocation of 6th Avenue Railway Line - Area 6. (Clause 3)

MOVED by Ald. Hardwick

THAT the recommendation in Clause 3 be approved, after adding the following: "that the City Engineer be instructed to investigate the funding sources through the Canadian Transport Commission, the Railway Grade Crossing Funds and the proposed Railway Relocation Legislation, in respect of False Creek and the Waterfront.

- CARRIED UNANIMOUSLY.

(During consideration of the foregoing, the Council recessed at 3.50 p.m. for an 'In Camera' Meeting in the Mayor's Office and re-convened in Open Council at approximately 4.30 p.m.)

Regular Council Meeting, April 23, 1974. 12

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

H. Report of Standing Committee on
Community Development, April 4, 1974.

Council considered this report which contains four Clauses identified as follows:

- Cl.1. Dunbar-Southlands Area Planning.
- Cl.2. Furniture Requests - Non-Profit Organizations.
- Cl.3. Interim RM-3A Zoning in Kitsilano; Expenses incurred by the West Broadway Citizens' Committee.
- Cl.4. Charles/Adanac Lands.

Council took the following action:

Dunbar-Southlands Area Planning. (Clause 1)

MOVED by Ald. Volrich

THAT Clause 1 be deferred pending a report from the Director of Planning on this whole matter of Local Area Planning.

- CARRIED UNANIMOUSLY.

Furniture Requests - Non-Profit Organizations. (Clause 2)

MOVED by Ald. Volrich

THAT the recommendations contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Interim RM-3A Zoning in Kitsilano:
Expenses incurred by the West Broadway
Citizens' Committee. (Clause 3)

MOVED by Ald. Volrich

THAT the recommendation contained in this Clause be approved.

(Ald. Bowers, Hardwick, Linnell, Massey,
Pendakur and the Mayor voted
against the Motion,)

- LOST
(NOT HAVING RECEIVED
THE REQUIRED MAJORITY)

Charles/Adanac Lands. (Clause 4)

MOVED by Ald. Volrich

THAT the recommendations contained in this Clause be approved.

- CARRIED

(Ald. Linnell and Massey voted against the Motion)

I. Report of Standing Committee on
Housing, April 9, 1974.

Council considered this report which contains four Clauses identified as follows:

- Cl.1. Housing Funds available in the National Housing Act.
- Cl.2. B.C. Housing Foundation.
- Cl.3. Single Women's Housing Project - Nicola Street.
- Cl.4. Semlin Drive Family Housing Scheme.

Council took the following action:

Housing Funds Available in the National Housing Act. (Clause 1)

MOVED by Ald. Harcourt

THAT the resolutions of the Standing Committee contained in this Clause be received for information.

- CARRIED

(Ald. Pendakur voted against that section of the Clause concerning officials meeting with representative of the Government to discuss the possibilities of the City forming a Housing Society.)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (CONTD.)B.C. Housing Foundation (Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Single Women's Housing Project - Nicola Street. (Clause 3.)

MOVED by Ald. Harcourt

THAT the resolution of the Committee, contained in this Clause be received for information.

- CARRIED UNANIMOUSLY.

Semlin Drive Family Housing Scheme. (Clause 4)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY.

J. Report of Standing Committee on Finance & Administration and Social Services, April 11, 1974.

1974 Civic Grant Requests - Social Services.

MOVED by Alderman Rankin

THAT the recommendations and resolutions contained in this report be approved, except those recommendations proposing 'No Action' be received.

FURTHER THAT any of the Organizations named in the report be permitted to appear before Council, if they so wish, to appeal against the decisions made this day. The necessary arrangements for the hearing of delegations to be left in the hands of the City Clerk.

- CARRIED BY THE
REQUIRED MAJORITY.

(Ald. Volrich, Pendakur voted against the recommendation re Outward Bound)

(Ald. Hardwick, Pendakur and Volrich voted against the recommendation re Family Place.)

K. Report of Standing Committee on Social Services, April 11, 1974)

Council considered this report which contains seven Clauses, identified as follows:

- Cl.1. Day Care Priority Sites.
- Cl.2. Lengthy Delays Encountered by People Applying for Mincome.
- Cl.3. Emergency Shelter for Native Young People.
- Cl.4. Length of Stay of Clients in Catholic Charities.
- Cl.5. Continental Hotel - Bridge 'Y'
- Cl.6. Proposed Demolition of Homes and Eviction of Tenants - 1400 Block Kitchener and Odium Drive.
- Cl.7. Family Court Committee.

Council took the following action:

CONTINUED.

K. Report of Standing Committee on
Social Services (Continued)

MOVED by Ald. Rankin

THAT Clauses 1 and 6 contained in this report be approved,
and Clauses 2, 3, 4, 5, and 7, be received for information.

- CARRIED UNANIMOUSLY.

L. Report of Standing Committee on
Finance and Administration, (April 11, 1974)

Council considered this report which contains four clauses
identified as follows:

- Cl. 1. "Step '74" Student Summer Employment
- Cl. 2. 1974 Departmental Budget Appeals.
- Cl. 3. Old Museum Building.
- Cl. 4. Miscellaneous Grants - 1974.

Council took the following action:

"Step '74" Student Summer Employment. (Clause 1)

MOVED by Ald. Bowers

THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

1974 Departmental Budget Appeals. (Clause 2)

MOVED by Ald. Bowers

THAT the recommendations and resolutions of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Old Museum Building. (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendations contained in this Clause be
approved, and

FURTHER THAT the Board of Administration be directed to
investigate the sale or lease of the old Museum Building and
obtain tenders, on the condition that the exterior appearance
of the building be retained.

- CARRIED UNANIMOUSLY.

Miscellaneous Grants - 1974.

MOVED by Ald Bowers,

THAT the recommendations contained in this Clause be
approved on the understanding that the grant of \$637,100 to the
Vancouver Museums and Planetarium Association is on the basis
of the formula agreed upon and which includes an amount for
fringe benefits as determined by the Director of Finance.

- CARRIED BY THE
REQUIRED MAJORITY.

(Ald. Marzari voted against the motion in respect
of the Salvation Army grant)

(Ald. Gibson and Pendakur voted against the motion
in respect of the Museums and Planetarium Association
grant)

During consideration of the item in this clause concerning
the Museum and Planetarium Association's grant, Alderman
Gibson, on behalf of Council, undertook to discuss future grants
with the Association.

Regular Council Meeting, April 23, 1974.15

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

M. Report of Standing Committee on Waterfront, April 11, 1974.

Council considered this report which contains six Clauses identified as follows:

- Cl. 1. Port of Vancouver Leasing Arrangements.
- Cl. 2. Work Schedule Stage III Waterfront Planning Study.
- Cl. 3. Public Access to Fraser River under Knight Street
- Cl. 4. Policing Factors - Waterfront Planning Study. (Bridge)
- Cl. 5. Vanterm - Access.
- Cl. 6. Correspondence.

Council took the following action:

MOVED by Ald. Pendakur

THAT Clauses 1 & 2 of this report be approved and 3, 4, 5 & 6 be received for information.

- CARRIED UNANIMOUSLY.

N. Report of Standing Committee on Community Development, April 11, 1974.

Neighbourhood Improvement Program
Detailed Selection of Areas.

MOVED by Ald. Volrich

That the recommendations of the Committee, contained in this report be approved.

- CARRIED UNANIMOUSLY.

O. Report of Standing Committee on Finance and Administration, April 18, 1974.

The Council considered this report which contained eight clauses, identified as follows:

- Cl. 1. 1974 Department Budget Appeals
- Cl. 2. Miscellaneous Grants 1974
- Cl. 3. 1974 Revenue Budget Estimates
- Cl. 4. Mayor's Fund
- Cl. 5. Special Review - Preliminary Budget Estimates.
- Cl. 6. City Engineer - Sewer
- Cl. 7. City Proportion of T.B. Patient Costs.
- Cl. 8. Metered Water Rates.

The Council took the following action:

1974 Departmental Budget Appeals. (Clause 1)

A. Social Planning Department.

MOVED by Ald. Bowers

THAT the recommendations contained in Clause 1.A. be approved.

- CARRIED

(Ald. Pendakur voted against the motion in respect of continuation of the "Urban Reader")

(Ald. Hardwick, Pendakur and Rankin voted against the motion in respect of continuation of Downtown Information Service.)

(Ald. Rankin voted against the motion in respect of Purchase of Information Service Fund.)

CONTINUED.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (CONTD)B. Library Board.

(i) Books and other Library Material.

MOVED by Ald. Bowers

That the recommendation of the Committee contained in this Clause be approved, for inclusion in the 1974 Budget.

- CARRIED UNANIMOUSLY.

(ii) Six-day opening of Branches.

MOVED by Ald. Bowers,

That the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Gibson

THAT Council accepts the principle of 6 days per week operation of branch libraries, but in line with fiscal responsibility approves a trial period of such operation from September 1, 1974 to December 31, 1974 at one east-side and one west-side branch, the results thereof, to be reported soon thereafter to the Finance and Administration Committee.

- CARRIED UNANIMOUSLY.

Miscellaneous Grants. (Clause 2)A. Greater Vancouver Visitors & Convention Bureau.

MOVED by Ald. Bowers

THAT the recommendation contained in this Clause be approved.

(Ald. Gibson, Hardwick, Marzari, Pendakur
and Rankin voted against the Motion)- LOST
(NOT HAVING RECEIVED
THE REQUIRED EIGHT
VOTES)

MOVED by Ald. Hardwick

THAT an amount of \$100,000 be granted to the Greater Vancouver Visitors and Convention Bureau for 1974.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.B. Vancouver Sea Festival.

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

C. Folk Fest 1974.

At this point in the proceedings the Council agreed to hear a delegation from Folk Fest organization speaking in support of its grant request of \$20,000. A brief was filed with Council.

MOVED by Ald. Volrich

THAT a grant of \$20,000 be approved for 1974 to the Folk Fest.

(Ald. Gibson, Linnell, Marzari and Rankin
voted against the motion.)- LOST
(NOT HAVING RECEIVED
THE REQUIRED MAJORITY)

CONTINUED.....

Regular Council Meeting, April 23, 1974.....17

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Folk Fest 1974 (Contd)

MOVED by Ald. Hardwick

THAT a city grant of \$10,000 be approved to the Folk Fest and an additional amount of up to \$10,000 be granted on a matching basis with local merchants.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

MOVED by Ald. Linnell

THAT this matter be tabled for one week.

- LOST

(Ald. Bowers, Gibson, Harcourt, Hardwick, Massey,
Pendakur, Rankin, Volrich and the Mayor
voted against the motion.)

The Motion to table having lost, the Motion by Alderman
Hardwick was put and

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

1974 Revenue Budget Estimates (Clause 3)

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED

MOVED by Ald. Linnell (in amendment)

THAT the provision for capital purposes referred to in the
Committee's recommendations, be increased to 1.60 mills and
the 1974 mill-rate be set at 15 mills.

- LOST

(Ald. Bowers, Gibson, Harcourt, Hardwick, Marzari,
Massey, Pendakur, Rankin, Volrich and the
Mayor voted against the motion.)

The amendment having Lost, the motion by Alderman Bowers
was put and

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6.20 p.m. to
re-convene in the Sheraton Plaza 500 at 7.30 p.m.

Regular Council, April 23, 1974 18

The Council reconvened at approximately 7:30 p.m. in the Cambie Room of the Sheraton Plaza 500 with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

REPORT REFERENCE & DELEGATIONS

Design Concepts: Phase One - Area Six False Creek Development Project

The Mayor called the meeting to order and at this point handed the proceedings over to Mr. E.D. Sutcliffe, Development Consultant in respect of the City's False Creek Development Project.

Mr. Sutcliffe, in his introductory remarks, commented on the background to the presentations to be made by the three design teams. A copy of his remarks are on file.

The three design teams then proceeded in the following order, determined by the Mayor prior to the meeting on an 'at random' basis, and explanations were given of the design concepts for the first stage of development for the City land area from Ash Street to Alder Street.

Team 'B'

Architectural Site Planning & Design	Downs, Archambault - Britannia Design (A consortium)
Landscape Architect	Jongejan/Gerrard & Associates
Marketing	Western Realasearch
Structural Engineer	Bush Bohlman
Building Technology Cost Estimating	John Downward
Social Sciences	Britannia Design

Team 'C'

Architectural Site Planning & Design	Thompson, Berwick, Pratt & Partners
Landscape Architect	H. Haggart
Structural Engineer	C.B.A. Engineering
Building Technology Cost Estimating	Hanscombe, Roy Ltd.
Social Sciences	Sussex Group
Developer Expertise	Y & R Properties

Team 'A'

Architectural Site Planning & Design	Bain, Burroughs, Hanson, Raimet
Facility & Environmental Programming	Graham Brawn & Associates Ltd.
Landscape Architect	Justice and Webb
Structural Engineering	Read, Jones Christoffersen Ltd.

cont'd....

Regular Council, April 23, 1974 19

REPORT REFERENCE & DELEGATIONS (cont'd)

Design Concepts: Phase One - Area Six
False Creek Development Project (cont'd)

Team 'A' (cont'd)

Building Technology
Cost Estimating
Developer Expertise

Stanzl Construction Ltd.

Social Sciences

Dr. J. Collins

Each of these teams used models and slides in their presentations.

MOVED by Ald. Hardwick,

THAT these presentations be received and submitted to the review process.

- CARRIED UNANIMOUSLY

- - - - -

After a short recess, the Council continued with the balance of its regular agenda business.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance and Administration
April 18, 1974 (continued)

Mayor's Fund (Clause 4)

After considering this clause, it was

MOVED by Ald. Bowers,

THAT the Mayor's fund be increased by \$4,000 (to \$14,000) on the basis that all travel expenses incurred by the Mayor will be charged to this fund rather than general government/travel expenses.

- CARRIED UNANIMOUSLY

Special Review - Preliminary Budget
Estimates (Lane Oiling Program)
(Clause 5)

MOVED by Ald. Bowers,

THAT consideration of this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the information contained in Clause 6 be received and the recommendations of the Committee contained in Clauses 7 and 8 be approved.

- CARRIED UNANIMOUSLY

O(ii) 1974 Revenue Budget Estimates
Exclusive of School and Regional
District Levies

The Board of Administration under date of April 22, 1974, submitted the following report:

"The Director of Finance reports as follows:

"In accordance with requirements contained in the City Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1974, which is attached as Schedule "A" and which:

(a) gives affect to the adjustments made during budget reviews and as recommended by the Committee on Finance and Administration on April 4th, 11th and 18th

cont'd....

Regular Council, April 23, 1974 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)1974 Revenue Budget Estimates Exclusive
of School & Regional District Levies
(continued)

- (b) is based on a tax rate of 14.9 mills for general tax purposes as recommended by the Committee on Finance and Administration on April 18th.

The adjustments made to the 1974 Revenue Budget Estimates as originally submitted by Civic Departments and Boards, which produced a balanced budget at a tax rate of 14.9 mills, are summarized below.

1974 Revenue Estimates

Estimated revenues as originally submitted		\$112,131,571
Add: Sundry rental re City-owned buildings occupied by Welfare Staff		<u>151,000</u>
		112,282,571
Less: Decreased general tax levy re reduced assessments by Court of Revision	\$394,984	
: Decrease in the general tax levy by reducing the tax rate from 15.0 mills (rate used in original report) to 14.9 mills	390,866	
: Reduced business taxes	144,600	
: Other sundry adjustments (net)	<u>16,184</u>	
		<u>946,634</u>
Total 1974 Revenue Estimates as revised		<u>\$111,335,937</u>

1974 Expenditure Estimates

Expenditure estimates as originally submitted after deducting \$5,873,694 re Welfare, Justice and Ambulance functions taken over by the Province		\$112,798,803
Add: Increased Provision for Capital Purposes from 1.25 mills to 1.50 mills	\$944,250	
: Contingency Reserve adjustment to balance the budget	<u>10,575</u>	
		<u>954,825</u>
		113,753,628
Less: Net reductions made during budget reviews and by the Committee on Finance and Administration		<u>2,417,691</u>
Total 1974 Expenditure Estimates as revised		<u>\$111,335,937</u>

Supplementary InformationGeneral Tax Levy

1. The tax rate required to produce a balanced budget in 1974, after amending the Revenue and Expenditure Estimates for adjustments recommended by the Committee on Finance and Administration is 14.9 mills. This is a reduction of .7 mills from the tax rate of 15.6 mills levied in 1973.
2. The reduced tax rate of .7 mills
 - (a) eliminates the Greater Vancouver Regional District costs from the general tax levy since these costs will be levied as a separate rate on the tax bills this year.

cont'd....

Regular Council, April 23, 1974 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive
of School and Regional District Levies
(continued)

- (b) partially off-sets the higher than average increase in taxable assessed values. The assessed value of the average single family residence increased by 11.4% over 1973. The tax payable for general purposes on this residence would increase by 6.4% over 1973 at the reduced tax rate of 14.9 mills or by 8.6% on a comparable basis with 1973 if the new Greater Vancouver Regional District levy is included.

Grants

A provision of \$900,000 was included in the 1974 Revenue Budget Estimates to provide for grants. At the date of this report all grants have not yet been considered by Council and any difference between the amount of grants finally approved and the \$900,000 provision will be adjusted through Contingency Reserve.

Board of Parks and Public Recreation

The Parks Board budget estimates include a sum of \$150,000 for additional supplementary items which was Moved by the Finance Committee and resulted in a tie vote. If Council approves a sum other than the \$150,000 the difference will be adjusted through Contingency Reserve.

Provision for Capital Purposes

Provision is made in the revenue budget to provide the funds necessary to finance part of the Basic Capital Program and the full Supplementary Capital Program.

Due to the anticipated heavy Supplementary Capital Program this year, the Committee on Finance and Administration has amended the Provision for Capital Purposes from 1.25 mills (1973) to 1.50 mills (1974) which is applied to taxable assessed values for general purposes. This will increase funds available for financing capital programs from \$4,330,000 (1973) to \$5,863,000 (1974).

Contingency Reserve

The provision for contingencies amounting to \$8,110,575 was estimated as follows:

1. Estimated provision for 1974 salary and wage increases plus fringe benefits	\$6,900,000
2. Estimated provision for additional costs expected to be incurred during the year VIS grants, additional staff, new equipment and supplies, etc. - (expended 1973 - \$1,300,000)	<u>1,200,000</u> 8,100,000
3. Adjustment to balance budget	<u>10,575</u>
Total	<u>\$8,110,575</u>

Budget Review Adjustments and Appeals

As instructed by Council, the Board of Administration and Director of Finance reviewed budget estimates submitted by Civic Departments and Boards. These budget estimates were adjusted to allow funds required to maintain current standards of service, to cover increased volumes of work and for items which would clearly increase the operating efficiency of departments and boards.

Certain items not approved during budget reviews were appealed to the Committee on Finance and Administration who recommended approval of the items shown in the following summary.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)1974 Revenue Budget Estimates Exclusive
of School and Regional District Levies
(continued)

Reductions made during reviews:

Basic Estimates		\$1,210,745	
Supplemental Estimates		<u>1,659,214</u>	\$2,869,959
Less:			
Appealed items subsequently approved by Finance Committee -			
Parks Board			
1. Additional funds for major repairs and equipment replacement	\$ 35,000		
2. Supplementary funds to be used at the discretion of the Parks Board (Motion to Council re tie vote)	<u>150,000</u>	185,000	
Health Department			
1. Three slide projectors	\$ 435		
2. Carpeting for conference room	840		
3. Sign on South Unit	<u>300</u>	1,575	
Civic Theatre			
1. Air-conditioning office		13,500	
Planning Department			
1. Provision for general consultants	\$ 15,000		
2. Chinatown beautification, report and translation costs	<u>10,000</u>	25,000	
Police Department			
1. Portable radio equipment		161,750	
Social Planning Department			
1. Preparation of "Urban Reader" publication	\$ 19,140		
2. General information service	6,500		
3. Downtown information service	<u>2,753</u>	28,393	
Library Board			
1. Increased book stock	\$ 30,000		
2. Two branch libraries - 6 day opening	<u>7,050</u>	37,050	
Total appeals recommended - Note 1			<u>452,208</u>
Total net reduction			<u>\$2,417,691</u>

Note 1 - Each of these items have been submitted
to Council for approval.'

cont'd....

Regular Council, April 23, 1974 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive
of School and Regional District Levies
(continued)

RECOMMENDATION

Your Board and the Director of Finance recommend approval of:

1. a tax rate for general purposes of 14.9 mills as recommended by the Committee on Finance and Administration.
2. the resolution adopting the 1974 Revenue Budget Estimates which are summarized on Schedule 'A' attached."

(Schedule 'A' referred to is on
file in the City Clerk's Office)

MOVED by Ald. Bowers,

THAT recommendation (1) of the Board of Administration report respecting the mill rate be received, having been dealt with by Council earlier in the day while dealing with the Finance and Administration report of April 18, 1974;

FURTHER THAT recommendation (2) of the Board of Administration report, be approved.

- CARRIED UNANIMOUSLY

P. Report of Official Traffic
Commission, April 10, 1974

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Taxi Use of Downtown Streets
- Cl. 2: Stop Sign at 12th Avenue and Discovery Street
- Cl. 3: Street Sign Policy
- Cl. 4: P.N.E. Traffic and Parking
- Cl. 5: Pedestrian Signalization on Oak Street
- Cl. 6: Pedestrian Crossing Study
- Cl. 7: Grant - Annual School Patrol Banquets
- Cl. 8: Resignation of Representative of the City
Prosecutor's Office

The Council took action as follows:

MOVED by Ald. Marzari,

THAT the recommendations of the Official Traffic Commission contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Resignation of Representative
of the City Prosecutor's Office
(Clause 8)

In respect of the vacancy in the membership of the Official Traffic Commission due to the City Prosecutor's Office no longer being in existence in this respect, the Official Traffic Commission recommended the Council review the constitution of the Commission.

MOVED by Ald. Marzari,

THAT the Council review the constitution of the Official Traffic Commission.

(amended)

cont'd....

Regular Council, April 23, 1974 24

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Official Traffic Commission
April 10, 1974 (continued)

Resignation of Representative
of the City Prosecutor's Office
(Clause 8) (continued)

MOVED by Ald. Linnell in amendment,
THAT all the words after the word 'Council' in Alderman
Marzari's motion, be struck and the following substituted therefor:

"receive the Official Traffic Commission's recommendation
and Alderman Marzari report to Council on the advisability
of whether or not the vacancy on the Commission should be
filled."

- CARRIED

(Aldermen Harcourt and Marzari voted against the motion)

The motion as amended and reading as follows was put and
carried unanimously.

"THAT the Council receive the Official Traffic Commission's
recommendation and Alderman Marzari report to Council on
the advisability of whether or not the vacancy on the
Commission should be filled."

Q. Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship
Cases, submitted the following report under date of April 19, 1974:

"The Committee of Officials has considered the following requests under
the Policy established by Council concerning Illegal Suites - Hardship
Cases, and reports as follows:

- (a) The following applications recommended for approval by the
Sub-Committee be approved:

Frederick Higginbotham (tenant), 3630 West King Edward Avenue
Victoria Ann Lytle (owner), 4504 Beatrice Street
Florence Atanasov (tenant), 244 East 17th Avenue
Anne McRae (tenant), 2948 Carolina Street
Donna Willett (tenant), 585 East 56th Avenue

- (b) the following applications be approved for one year from the date
of this Resolution:

Philip G. Coan (tenant), 2912 Discovery Street
Victoria Dawn McCullough (tenant), 2912 Discovery Street
Lynne Johnson (tenant), 2436 West 1st Avenue
Mr. B. S. Shokar (owner), 4150 Elgin Street
Salvatore Mancuso (tenant), 2609 West 1st Avenue
Laney Abramson (tenant), 456 West 21st Avenue
Steven Cale (tenant), 1746 MacDonald Street
Victoria Baranowski (owner), 3880 Clark Drive

- (c) the following applications be approved for six months from the
date of this Resolution:

Garth Green (tenant), 5164 Fairmont Street
Samuel C. & Peggy Taylor (tenants), 1715 East 15th Avenue (rear)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases
(continued)

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

- Georgios Haralambopoulos (owner), 2566 West 7th Avenue
- John Stancato (owner), 375 Skeena Street
- Julio A. Raimundo (owner), 565 East 58th Avenue
- Denis Moorhead (owner), 3331 West 26th Avenue "

MOVED by Ald. Bowers,
THAT the recommendations contained in the foregoing Special Committee report dated April 19, 1974, be approved, except that in the case of the applications of Georgios Haralambopoulos (owner), 2566 West 7th Avenue and John Stancato (owner), 375 Skeena Street, approval be given to these owners for an extension of one year.

- CARRIED UNANIMOUSLY

R. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the forthcoming Regional District meeting is concerned.

S. Report of Standing Committee
on Civic Development
April 4, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: False Creek - Area 10 - Economic Analysis
of City-Owned Land
- Cl. 2: Johnston Terminals - False Creek

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

T. Report of Standing Committee on
Civic Development, April 11, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: False Creek - Area 10
- Cl. 2: Johnston Terminals - False Creek

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in Clause 1 be approved after striking out of recommendation F, the phrase 'in the 3-1 ratio';

FURTHER THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Regular Council, April 23, 1974 26

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. 1974 Revenue Budget Estimates
Exclusive of School & Regional
District Levies

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT

WHEREAS the Board of Administration and the Director of Finance were instructed by Council on February 26, 1974 to review estimated Revenues and expenditures of the City for the year 1974 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1974 Estimates prepared by the Board of Administration and the Director of Finance dated April 4th, 11th and 18th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1974, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, and the Greater Vancouver Regional District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to \$111,335,937;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1974 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to \$53,096,787;

AND WHEREAS the amount of the General Tax Levy so required is \$58,239,150;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE THE PROCEDURE FOR THE
IMPROVEMENT OF CERTAIN AREAS OF THE WEST
END OF THE CITY & BASIS OF ASSESSMENT

MOVED by Ald. Hardwick,
 SECONDED by Ald. Harcourt,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
 SECONDED by Ald. Harcourt,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO LEVY RATES ON
ALL TAXABLE PROPERTY

MOVED by Ald. Bowers,
 SECONDED by Ald. Pendakur,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
 SECONDED by Ald. Pendakur,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Allocation of Land for Highway Purposes:
2130 - 2136 West 4th Avenue (Lot 13)
2130 - 2136 West 4th Avenue (Lot 14)
1615 William Street (Lot 21)

MOVED by Ald. Pendakur,
 SECONDED by Ald. Massey,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South Two feet of Lot 13, except the North 7 feet shown on Plan 3932, now road, Block 244, District Lot 526, Plan 590.

(2130 - 2136 West 4th Avenue)

2. South 2 feet of Lot 14, except the North 7 feet shown on Plan 3932, now road, Block 244, District Lot 526, Plan 590.

(2130 - 2136 West 4th Avenue)

3. all that portion of Lot 21, Block 38, District Lot 264A, Plans 717 and 1771, described as follows:

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes:
 2130 - 2136 West 4th Avenue (Lot 13)
 2130 - 2136 West 4th Avenue (Lot 14)
1615 William Street (continued)

COMMENCING at the northeasterly corner of said Lot 21,
 THENCE S 0° 19' 20" W, 14 feet, following in the east-
 erly limit of said Lot 21;
 THENCE N 35° 19' 10" W, 17.16 feet, more or less, to
 intersection with the northerly limit of said Lot 21 at
 a point 10 feet westerly from the northeasterly corner
 of said Lot 21;
 THENCE East, 10 feet, following in the northerly limit
 of said Lot 21, to the point of commencement.

(1615 William Street)

AND WHEREAS it is deemed expedient and in the
 public interest to accept and allocate the said lands for
 highway purposes.

BE IT THEREFORE RESOLVED that the above described
 lands so conveyed be, and the same are hereby accepted and
 allocated for highway purposes, and declared to form and
 constitute portions of highway.

- CARRIED UNANIMOUSLY

3. Closing and Stopping Up of
 Lane South of Broadway, East
 of Clark Drive

MOVED by Ald. Volrich,
 SECONDED by Ald. Massey,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets
 and lanes lying within the limits of the City of
 Vancouver;
2. The lane abutting Lots 1 to 26, Subdivision "A",
 Block 160, District Lot 264A, Plan 1217 and Plan 1771
 is surplus to the City's highway requirements;
3. The City of Vancouver is the owner of the said abutting
 Lots 1 to 26;
4. The City is desirous of consolidating said Lots 1 to
 26 and the closed lane to form one parcel;

THEREFORE BE IT RESOLVED THAT all that portion of lane
 dedicated by Plan 1217 abutting Lots 1 to 26, Subdivision
 "A", Block 160, District Lot 264A, Plans 1217 and 1771; the
 same as shown outlined red on plan prepared by A. Burhoe,
 B.C.L.S., dated October 31st, 1973, and marginally numbered
 LF 6754, a print of which is hereto annexed; be closed,
 stopped up and title taken thereto and BE IT FURTHER RESOLVED
 THAT the said closed lane be subdivided with the said Lots
 1 to 26.

(closing lane south of Broadway, east of Clark Drive)

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair.

1. Park Board Plans for
Major Buildings

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Park Board present plans for major buildings to Council or a designated committee of Council and the Board of Administration before any project goes to tender.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell -
School Tax

requested an explanation of the School Tax and information was furnished by the Mayor and Alderman Bowers.

The Council adjourned at approximately 10:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of April 23, 1974, adopted on April 30, 1974.

A. Phillips
MAYOR

B. N. Linnell
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The following water main should be replaced prior to scheduled 1974 paving:

WATER MAIN PROJECT 326

<u>Street</u>	<u>From</u>	<u>To</u>
6th Avenue	Quebec Street	Scotia Street

This installation is to replace an old 4" cast iron pipe which has lost most of its flow capacity.

The estimated cost of this project is \$25,000.

I RECOMMEND that Project 326 be approved and that the required \$25,000 be appropriated from the 1973 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 57-74-5, Supply of Extra Strength Clay Sewer Pipe and Fittings

The City Engineer and Purchasing Agent report as follows:

"On February 25, 1974, tenders were received for the supply and delivery of vitrified clay sewer pipe and fittings.

Tenders were received from 4 firms as follows:

TENDER	TOTAL BID PRICE *	NO. OF ITEMS ON WHICH NO QUOTATIONS RECEIVED (TOTAL = 82) (TENDER ITEMS)	APPROX. VALUE OF ITEMS ON WHICH NO PRICES QUOTED	REMARKS
Canadian Johns-Manville Co. Ltd.	\$232,101.68	58	\$140,000	Tendered on P.V.C. pipe - Not to specifications.
Flex-Lox Industries Ltd.	\$297,417.68	Nil	Nil	Tendered on Clay pipe - Meets Specifications.
Atlas Asbestos Co. Ltd.	\$270,735.35	28	\$6,100	Tendered on Asbestos Cement pipe - Not to specification.
I.X.L. Industries Ltd.	\$248,692.67	22	\$4,300	Tendered on Clay pipe - Not to specification.

* Based on 'local content' price; 5% sales tax is excluded.

Clause 2 cont'dDiscussion of TendersA. Canadian Johns-Manville Co. Ltd.

This firm tendered on the supply of 4", 6" and 8" P.V.C. (polyvinyl chloride) plastic sewer pipe and fittings manufactured in Fort Saskatchewan, Alberta. Their tender is not in accordance with the City specifications and they do not offer a full line of either pipe or fittings.

B. Flex-Lox Industries Ltd.

This firm tendered on supplying the full range of vitrified clay pipe and fittings called for. All products are manufactured in Abbotsford, B.C. in full accordance with City specifications.

C. Atlas Asbestos Company

This firm tendered on supplying the full diameter range in asbestos cement pipe together with the fittings necessary for their pipe. The City has never accepted asbestos cement sewer pipe and it is not in accordance with the specifications of this tender.

The City has used clay sewer pipe for over 70 years and during this time period many improvements have been made, particularly in the method of jointing. This pipe has proved to be extremely durable; a substantial portion of our sewer system still consists of clay pipe installed in the first decade of this century.

Asbestos cement pipe, on the other hand, does not have this long history of good performance. In our opinion, it is much less resistant to chemical attack than glazed clay pipe. Therefore, we feel that the additional expenditure of approximately \$20,000 (7%) for Flex-Lox vitrified clay pipe is justified on the basis of its durability.

D. I.X.L. Industries Ltd.

This firm tendered on supplying a full range of vitrified clay pipe and an almost complete line of vitrified clay fittings, all of which are manufactured in Medicine Hat, Alberta. However, neither the pipe nor the fittings meet City specifications for the following reasons:

- (a) the pipe is unglazed.
- (b) the joint is not satisfactory.

The Flex-Lox pipe is a superior product for the following reasons:

- (a) The joint - Flex-Lox has a factory installed bell and spigot type joint. Installation only requires insertion of the spigot end into the coupling on the pipe. The I.X.L. Industries coupling is a band type, which requires two screws per joint to be tightened to a specified degree. This method is far less foolproof than the bell and spigot style joint. In addition to this, the Flex-Lox joint will carry shear loads, whereas the I.X.L. joint will not.
- (b) The glazing - the glazing on the pipe and fittings, gives the pipe a much smoother surface and better flow characteristics than the I.X.L. Industries pipe. Also, the glazing makes the pipe much more resistant to chemical attack.
- (c) Labour savings - Substantial savings in labour are a direct result of the more easily installed Flex-Lox joint and the longer pipe lengths. (Flex-Lox pipes are approximately 30% longer).
- (d) Delivery - a large stock of I.X.L. pipe and fittings would have to be maintained, as supplies from Medicine Hat, Alberta, require longer delivery time. Deliveries from Abbotsford are made in one day.

Although Flex-Lox pipe will cost approximately \$44,000 (17.5%) more than I.X.L. Industries pipe, it does offer the City the best dollar value.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for supply and delivery of vitrified clay sewer pipe and fittings be awarded to Flex-Lox Industries Ltd. at a total cost of \$313,071.24 excluding

Cont'd . . .

Board of Administration Report, April 19, 1974 (WORKS - 3)

Clause 2 cont'd

5% Sales Tax (\$297,417.68 'local content' price) based on estimated requirements for the next one-year period."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

3. Vanier Park Sewage Pump Station

The Director of Permits and Licenses reports as follows:

"The sanitary sewage system serving the Centennial Museum, City Archives and Civic Marina, is pumped into the City sewer by a pump station which is housed in a small wooden building in Vanier Park.

The existing pumping equipment is old and unreliable and must be replaced with a new packaged unit.

When the equipment is replaced, it is desirable that it be housed in a new concrete underground structure and that the existing unsightly building be removed.

The estimated cost to carry out this proposal is as follows:

Pumping equipment	-	\$17,500.
Building and installation	-	15,000.
Electrical	-	1,500.
Demolition and clean-up	-	4,000.
		<u>\$ 38,000.</u>

The Parks Board have agreed to provide all the necessary backfill and landscaping as their share of the project, since the pump station serves the Parks Board Civic Marina.

The responsibility for maintenance of the existing equipment has been that of the Engineering Department, however the cost of such maintenance has been the responsibility of the Museum. Upon completion of the new pumping facility, the Engineering Department is prepared to accept the pump station and ancillary piping as part of the City sewage system at an annual maintenance and operational cost of approximately \$2,000.00 per year.

Funds: In the capital funding for the Centennial Museum Complex an amount was included for extension of a large storm sewer. Significant savings were realized in this part of the work by co-ordination with the Parks Board in the recent development of the Vanier Park shoreline. The balance of this account is \$17,000.00.

The Comptroller of Accounts recommends that, should Council approve the recommendations of this report, the balance of \$17,000.00 in the Centennial Museum Capital Account for Extension of the Storm Sewer be re-allocated and that the additional funds in the amount of \$21,000.00 be provided from the following sources:

- from funds appropriated for the Archives	-	\$7,000.
- from the Sewers Capital Budget	-	\$14,000.

It is RECOMMENDED that:

- a) Council authorize the construction of a new Sewage Pump Station at Vanier Park at the estimated cost of approximately \$38,000.00.
- b) Council assign the responsibility of maintaining the pump station and ancillary piping to the Engineering Department and that \$1,000. for six months maintenance in 1974 be included in their 1974 Budget."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

4. Plumbing Changes for Pollution Control - Cambie Yard Buildings

The City Engineer reports as follows:

"The Industrial Waste Control Officer of the Department of Permits and Licences has advised us that additional drains and traps must be installed in the Traffic Paint Shop plumbing system to comply with City standards. These changes will control discharges from our steam cleaning and lye bath operations to ensure they do not reach False Creek.

The cost of these modifications is estimated at \$2500. This information was not received in time for inclusion in our 1974 Budget submissions; the Comptroller of Accounts advises that funds can be provided from Contingency Reserve if Council approves this report.

The City Engineer RECOMMENDS that Council approve the expenditure of \$2500 from Contingency Reserve for plumbing improvements in Cambie Yard as requested by the Department of Permits and Licences."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 139

Board of Administration, April 19, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Relocation of Zoning Section of Planning Department

The Director of Permits and Licenses reports as follows:

"On December 11, 1973 Council approved the recommendation of a Board of Administration Report dated December 7, 1973 dealing with a summary of recommendations covering procedural and By-law changes, departmental re-organization and clarification of administrative authority concerning applications, processing and issuance of Development Permits.

Funds in the amount of \$54,600.00 were approved for renovation work on the 2nd and 3rd floors of the East Wing necessary for the implementation of the proposals.

Item A

The Zoning Administration is now located on the 3rd floor of the East Wing in space too small to accommodate the additional staff authorized. In order to be effective, the Zoning Administration must be located on either the 2nd or 3rd floor of the East Wing. There is no space on the 2nd floor but there is adequate space on the 3rd floor if Committee Room No. 3 is converted to office use. It is therefore proposed that alterations be carried out to use Committee Room No. 3 as office space for the Zoning Administration, and funds provided in the above estimate for this purpose.

The space presently occupied by the Zoning Administration Group (approximately 500 sq. ft.) will be required in the near future to meet the additional space needs of both the Social Planning and Planning Departments.

Item B

Committee Room No. 3 does receive substantial use and appears necessary for the proper operation of many City Departments, however it need not be as large as it is at present, 856 sq. ft.

A space of adequate size, 725 sq. ft., could be made available as a Committee Room on the 4th floor of the East Wing. At present it houses the Downtown Planning Group of the Planning Department on a temporary basis. The space is now too small for the Downtown Planning Group and they should be located in leased premises outside of City Hall.

It is proposed that a new Committee Room be developed on the 4th floor of the East Wing. The cost of conversion will be approximately \$500.00.

Item C

The Downtown Planning Group require approximately 1,600 sq. ft. of office space. Suitable space has been found at 456 West Broadway and the owners have agreed that it can be leased on a short term basis, month-to-month if necessary. The rental will be approximately \$2.75 per square foot per year, including light and heat. It is estimated that the full cost of operation, including janitorial, telephones, etc. will be approximately \$600.00 per month commencing April 15, 1974. Capital costs to install telephones, relocate tackboards and move furniture is estimated at \$1,000.00 and the sum of approximately \$6,100.00 will therefore be required for the balance of 1974.

The Director of Planning agrees with this proposal.

Funding: The Comptroller of Accounts advises that if Council approves the recommendations of this report, it will be necessary to transfer the total required amount of \$6,600.00 from Contingency Reserve.

cont'd ...

Board of Administration, April 19, 1974 (BUILDING - 2)

Clause No.1 continued

It is RECOMMENDED that Council approve:

- 1) The conversion of No. 3 Committee Room to offices for the Zoning Administration;
- 2) The relocation of the Downtown Planning Group to rented premises at a total cost of \$6,100.00 for the balance of 1974.
- 3) Space on the 4th floor of the East Wing be altered for the use of a Committee Room at a total cost of \$500.00.
- 4) The necessary funds be provided from Contingency Reserve."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

INFORMATION

2. 2405 West 7th Avenue

A letter has been received from Mr. George Zerbinos, requesting to appear before City Council as a delegation for the retention of an accessory building. The Director of Permits and Licenses reports as follows:

Our Inspection Services reported that a garage had been demolished and was being rebuilt along the property line of the flanking street without a Building Permit and in contravention of the Zoning and Development By-law. An application was made for a Development Permit which was approved by the Technical Planning Board but with the condition that "prior to the issuance of the Permit, the plans be amended to indicate the minimum of 5' setback to be maintained from Balsam Street which is the flanking street and that the mean height was not to exceed 10'."

On August 9, 1973 the Development Permit was refused as the owner had not complied with the condition. An Appeal was made to the Board of Variance and on October 10, 1973 the Board refused this application. After further notification to remove the garage, re-inspection found that no change had been made.

A charge has been laid against Mr. George Zerbinos and the matter has been adjourned by the Courts until April 25, 1974.

Your Board submits the foregoing for the INFORMATION of Council.
DELEGATION REQUEST - MR. GEORGE ZERBINOS

CONSIDERATION

3. Strata Title Application - New Construction
2336 Wall Street - Lot 'D', Block 2, D.L. 184
40 Dwelling Units
Landmark Projects Corp. Ltd.
330 West Hastings Street, Vancouver, B. C.

The Director of Planning and the Director of Finance report as follows:

cont'd

Board of Administration, April 19, 1974 (BUILDING - 3)

Clause No.3 continued

"In accordance with the City's current regulations governing the approval of Strata Titles Applications for new buildings, an application has been received from Landmark Projects Corp. Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing forty (40) dwelling units, at 2336 Wall Street.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations: -

N.B. See Appendix "A" for site Plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following: -

Subsection (a) - The true interest on financing

Financing

Financing for the first mortgage has been arranged through:

Investors Syndicate
211 Pemberton Building
744 West Hastings Street
Vancouver, B.C.
Mr. H.G. Marshall: Branch Manager

The interest rate is 10% per annum with a 5 year term and a 30 year amortization period. The lender will loan up to 75% of the purchase price subject to Investors Syndicate approval of the purchaser's application.

Second mortgage financing of \$5,000.00 is available to those who qualify through:

B.C. Government
Department of Housing
Home Acquisition Branch
827 Fort Street
Victoria, B.C.
Mr. S. Hamilton, Provincial Administrator

The interest rate is 8 3/4% per annum with no term and an amortization period equal to that of the first mortgage (in this case thirty (30) years).

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

A \$50.00 application fee is charged ^{by} Investors Syndicate upon approval of the first mortgage application. ^

Subsection (c) - Details of a management contract and monthly servicing

Attached to the prospectus is a copy of the proposed contract under which Landmark Projects Corporation Limited undertakes to manage the project for the Strata Corporation for a period of one year. The Strata Corporation will pay a management fee of four thousand eight hundred dollars (\$4,800.00) per year which is equivalent to ten dollars (\$10.00) per suite per month. The Strata Corporation is entitled to terminate the management contract upon three (3) months notice in accordance with provincial legislation.

cont'd

Board of Administration, April 19, 1974 (BUILDING - 4)

Clause No.3 continued

The building manager will arrange for all mainenance duties (hallways, grounds, etc.) and monthly bills (water, hydro, etc.) will be routed to Landmark Projects head office where they will be paid from the monthly maintenance assessments collected on behalf of the Strata Corporation.

Monthly maintenance assessments are based upon the proposed operating budget and are listed below:

SUITE NUMBER	AMOUNT
#101	\$61.00
#102	\$60.00
#103	\$50.00
#104	\$50.00
#105	\$60.00
#106	\$62.00
#201	\$62.00
#202	\$60.00
#203	\$55.00
#204	\$60.00
#205	\$60.00
#206	\$62.00
#207	\$60.00
#208	\$52.00
#209	\$52.00
#210	\$60.00
#211	\$60.00
#212	\$52.00
#213	\$52.00
#214	\$62.00
#301	\$62.00
#302	\$60.00
#303	\$55.00
#304	\$60.00
#305	\$60.00
#306	\$62.00
#307	\$62.00
#308	\$50.00
#309	\$50.00
#310	\$60.00
#311	\$60.00
#312	\$50.00
#313	\$50.00
#314	\$62.00
#401	\$62.00
#402	\$65.00
#403	\$55.00
#404	\$55.00
#405	\$65.00
#406	\$62.00

The purchaser is responsible for his light, telephone and cablevision bills.

The proposed operating budget for the building is as follows:

<u>Fixed Costs</u>	
Management fees	\$ 4,800.00
Insurance	3,000.00
Annual Meeting	100.00
Audit	100.00

cont'd

Board of Administration, April 19, 1974 (BUILDING - 5)

Clause No.3 continued

Operating Costs

Heat and light	\$ 7,200.00
Water	720.00
Scavenging	720.00
Laundry	1,000.00
Intercom	550.00
Caretaker	4,800.00
Maintenance and Repairs	1,800.00
Elevator	600.00

Reserve	\$ 2,438.00
	<u>\$27,828.00</u>

Annual Receipts from monthly assessments	<u>\$27,828.00</u>
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Subsection (d) - Taxes and all other costs

Taxes are estimated as follows:

SUITE NUMBER	AMOUNT
#101	\$350.00
#102	\$330.00
#103	\$255.00
#104	\$255.00
#105	\$330.00
#106	\$370.00
#201	\$370.00
#202	\$330.00
#203	\$315.00
#204	\$330.00
#205	\$320.00
#206	\$370.00
#207	\$335.00
#208	\$250.00
#209	\$250.00
#210	\$340.00
#211	\$340.00
#212	\$250.00
#213	\$250.00
#214	\$370.00
#301	\$370.00
#302	\$330.00
#303	\$315.00
#304	\$330.00
#305	\$320.00
#306	\$370.00
#307	\$370.00
#308	\$250.00
#309	\$250.00
#310	\$340.00
#311	\$340.00
#312	\$250.00
#313	\$250.00
#314	\$370.00
#401	\$390.00
#402	\$430.00
#403	\$285.00
#404	\$285.00
#405	\$430.00
#406	\$390.00

cont'd

Board of Administration, April 19, 1974 (BUILDING - 6)

Clause No.3 continued

The Provincial Home-Owners Grant currently at \$200.00 will reduce gross taxes by \$200.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. The additional \$50.00 Home Owner Grant is available to those who qualify as senior citizens plus a new \$30 to \$40 school tax removal and Resource Grant new in 1974.

There are no other costs that we are aware of.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

Common Property

All common property not specified in the registered Strata Plan as included in a purchaser's Strata Lot is maintained and administered as 'common property'. This includes:

Hallways and Lobby Areas

All common areas and walkways within the building are designed for the use of all strata lot owners.

Parking

There are 60 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking, storage, etc. at the discretion of the Strata Corporation.

Laundry Room

All common property located in the underground lot, this large room contains the laundry machines and facilities and is designed for the exclusive use of the Strata Lot Owners.

Locker Room & Storage

All common property with one locker being assigned to each Strata Lot Owner for his exclusive use. Storage space to be allotted at the discretion of the owners.

Miscellaneous Rooms

These include the boiler, electrical, elevator and garbage rooms all located in the underground area and all common property to be used at the discretion of the Strata Corporation.

Patios

All outside patios are drawn in the Strata Plan as pertaining to individual strata lots. Patios are for the exclusive and private use by each Strata Lot Owner of a main floor suite.

Patios are not common property.

Balconies

Balconies are also included in the Strata Lot area, thus, they are designed for the private and exclusive use by their Strata Lot owners. (2nd and 3rd floor purchasers)

Balconies are not common property.

Board of Administration, April 19, 1974 (BUILDING - 7)

Clause No.3 continued

Exterior Side-yards

Exterior side-yards (excluding suite patios) are common property and are for the exclusive use of all strata lot owners.

Attached to the prospectus also is a copy of by-laws proposed for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C. (Central Mortgage and Housing Corporation), as contained in the Canadian Code for residential Construction."

Your Board submits the foregoing report of the Director of Planning and the Director of Finance for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 140

Board of Administration, April 19, 1974 (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Claim No. 14719
Coquitlam Equipment & Rentals Ltd.

The Director of Legal Services reports as follows:

" Coquitlam Equipment & Rentals Ltd. rented numerous rock drills to the City of Vancouver (Engineering Department) for use on the False Creek Seawall. On January 29, 1974 a representative of the Company checked the rented equipment and found one to be missing. A claim for \$745.00 for the used rock drill was made.

A report from the Engineering Department indicates that the equipment was supposed to be locked in sheds in the False Creek area every evening and checked by foremen. The last check prior to loss indicated all equipment was accounted for and in the shed. There was no evidence of any breaking or entering of the shed. There was no insurance coverage on this equipment. The estimated value of \$745.00 is reasonable.

In the circumstances we believe the machine was either left outside or stolen in an internal theft and the City of Vancouver is liable."

Accordingly, I recommend payment of \$745.00 in full settlement of this claim."

Your Board RECOMMENDS the above recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 140

Board of Administration, April 19, 1974 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

A-6

INFORMATION

1. Block 52 Parking Garage - Financial Status

The City Engineer reports as follows:

"The revenue from the Block 52 Parking Garage has increased in recent months, and is expected to increase further during 1974.

The 1973 costs and anticipated 1974 expenditures are as follows, on a per month basis:

	<u>1973</u>	<u>1974</u>
Rental	\$31,547	\$31,316

The rental is established by the Pacific Centre Agreement on the basis of the total spaces. Twenty-five spaces will be taken out in the fall, reducing the average rental.

Proportion of Taxes Assumed 10% increase	\$ 6,838	\$ 7,522
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Insurance Assumed 6% increase	419	444
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Signage Repairs	300	50
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Signage repairs will be kept to a minimum pending the completion of the Block 42 portion of the garage at which time a major signage program will be required.

Operating Expenses	12,758	13,800
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The major 1973 Operating Expenses were Wages (\$5,916), Business License (\$1,500), and Heat, Light, Telephone (\$1,250). Total effect of 1974 increases is expected to be \$1,000 per month; for a total increase over the year of \$12,000.

Management Fee	833	811
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The current management contract expires on September 30, 1974, near the date of opening Block 42. The anticipated fee increase at that time will be allocated over the larger operation, thereby reducing the Block 52 proportion.

TOTAL	<u>\$52,695</u>	<u>\$53,943</u>
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While the operation lost \$70,690 in 1973, on a total revenue of \$561,656; the prospects for 1974 are considerably brighter. During the first quarter, revenue was up more than \$38,000 over the same period in 1973 (33.3%).

	<u>1973</u>	<u>1974</u>
January	\$24,357	\$51,241
February	42,397	47,700
March	47,730	53,745 (est'd)
TOTAL	<u>\$114,484</u>	<u>\$152,686</u>

Board of Administration, April 19, 1974 (FIRE - 2)

Clause No.1 continued

The continued phasing out of parking in Blocks 61/71 is expected to further enhance the revenue generation."

Your Board submits the foregoing report for Council INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 140

FINANCE MATTERS**A-7**RECOMMENDATION:1. Vancouver Public Library - Automation of Acquisition Procedures

Your Board has received the following from the Director of the Vancouver Public Library.

"At its regular meeting on December 12, 1973, the Library Board approved the reorganization of the Acquisitions Division and the installation of a Datapoint 2200 terminal for the preparation of book orders....subject to the authorization of the necessary funds by City Council".

The Acquisitions Division, Bookkeeping-Bookordering Sections, of the Vancouver Public Library, employ 6 clericals, who manually prepare book orders, receive books and compile book budget controls. The volume of Library material ordered, has increased an average of 74% since 1968. This increase, along with the opening of additional branches, has resulted in the 6 clericals spending 30% of their time on budgetary compilation and manual file manipulation. This is causing delays in the processing of received material. The delay also creates additional enquiries by the public divisions as to the status of ordered material.

The Datapoint 2200 terminal will be used to prepare book orders on paper and in computer-readable form. The computer will then be used to prepare on: order files, budgetary figures and eliminate 50% of the manual filing. Current status reports will also eliminate enquiries from the public divisions.

The re-structuring of the work flow and the different job functions necessitates the reorganization of the staffing in the Acquisitions Division.

The mechanization of the Book purchase order writing and reorganization of the work flow will allow a more effective use of staff; efficient and speedier processing of material; and provide a current control of budget expenditure.

The annual cost estimates at 1974 rates is as follows:-

ANNUALCost Estimate - 1974 rates (contract to be ratified)

1 Library Clerk IV - PG 16 (703-842)	\$10,104.
Fringe Benefits 12½%	1,263.
3 Library Clerk II - PG 9 (540-622)	22,392.
Fringe Benefits 12½%	2,799.
1 Library Clerk I - PG 4 (462-523)	6,276.
Fringe Benefits 12½%	784.
Rental - Datapoint 2200 unit - \$972. monthly (includes 5% Provincial Tax and maintenance)	11,664.
Rental - City Hall computer - Annually	5,000.
	<hr/> \$60,282.
LESS: 2 Library Clerk IV - PG 16 (703-842)	\$20,208.
Fringe Benefits 12½%	2,526.
LESS: 2 Library Clerk II - PG 9 (540-622)	14,928.
Fringe Benefits 12½%	1,866.
LESS: 2 Library Clerk I - PG 4 (462-523)	12,552.
Fringe Benefits 12½%	1,568.
	<hr/> \$53,648.

Cont'd . . .

Clause #1 continued:

ANNUAL ESTIMATED NET INCREASE IN COST \$ 6,634.

As the Datapoint 2200 unit will not be available until October 1974, the increase in annual operating cost will not occur until January 1975. Some installation expense will be incurred, as follows:-

Non-Recurring Costs for 1974 for conversion to the proposed system.

Installation - Datapoint 2200 unit	\$ 900.
Rental - 3 months at \$972 per month	2,916.
Programming Datapoint 2200 and computer	6,000.
Magnetic tapes	200.
2 Library Clerk II - PG 16 (540-622)	3,438.
(for conversion to proposed system mid range 1974 rates - 3 months fringe benefits 12½%	430.

NON-RECURRING COSTS FOR 1974 \$13,884.

SUMMARY OF RECOMMENDATIONS

	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Abolish 2 clerical positions	1 Lib.Clk.IV PG 16 (703-842) 1 Lib.Clk I PG 4 (462-523)		3 months after installation of the Datapoint 2200
Establish 1 clerical position		1 Lib.Clk.II PG 9 (540-622)	3 months after installation of the Datapoint 2200

The installation of the Datapoint 2200 and use of the City Hall computer will allow a more effective use of staff in the processing of Library material.

The proposed change has been discussed with the President of the Vancouver Public Library Staff Association, Local 391 CUPE. He concurs herein.

Your Board RECOMMENDS the necessary funds, amounting to \$13,884. be provided to the Vancouver Public Library for installation of a Datapoint 2200 for the Automation of the Acquisition procedures.

CONSIDERATION

2. Grant Equal to Annual Taxes - Vancouver Peretz School

The Director of Finance reports as follows:

"Vancouver Peretz School in a letter dated January 3, 1974 has requested to appear before Council to make a request for a grant under Section 206 of the Vancouver City Charter in an amount equal to their annual taxes.

The Vancouver Peretz School had previously requested that their property be considered as exempt property but were advised by the City Director of Legal Services and Corporation Counsel that the property in question did not qualify for exemption under Section 396 of the Vancouver City Charter.

The following is submitted to City Council for their information while considering this grant request.

Board of Administration, April 19, 1974 (FINANCE - 3)

Clause #2 continued:

Annual Taxes

The annual taxes levied on the property at 6184 Ash Street for the years 1972 and 1973 are as follows:

1972	\$4,875.03
1973	\$5,138.99

The local improvement taxes for each year amounted to \$154.74. It is noted that grants approved under Section 206 of the City Charter are not of a continuing nature i.e. grants cannot be approved now for future years annual taxes.

Vancouver Peretz School - Explanation of nature of school

The Vancouver Peretz School forwarded the following letter dated June 7, 1973 when requesting consideration for exemption of property taxes. The letter supplies some explanation of the nature of the school and of the institute:

'The Executive of the Vancouver Peretz Institute is writing to you on behalf of a large community of people to ask your support for a change in the tax status of our School.

The Vancouver Peretz Institute is a non-profit educational and cultural centre incorporated in November 1945 which has not yet been granted City tax exemption as an educational institution. We are asking for an exemption or tax alleviation because we perform an important educational service.

It is unique in several ways. It is the only school in Vancouver which offers regular classes in Yiddish to youngsters (at afternoon sessions). It also offers evening classes in Yiddish to adults. It sponsors the Vancouver Yiddish Reading Circle, a group of advanced readers of the language who have been meeting regularly once a week for nearly three years. The school is now about to initiate two new programs of language instruction, both experimental:

- 1) Instruction in Yiddish for children of kindergarten age, sessions to be taught jointly by the parents of the children, on Sundays through the summer, starting June 24.
- 2) Introductory Yiddish for groups of families in evening sessions, starting with the Fall semester.

Both these new programs introduce communal learning, which we feel necessary for transmission of the language. This technique, as well as our active concern with the Yiddish language, is unique to the Peretz School.

The Peretz School is also the only secular Jewish school in Vancouver. The other Jewish schools in the city are religious. The Peretz School provides instruction in Jewish literature and history, and in Jewish ethics for the secular Jew. Specifically, the school maintains two pre-school classes for three and four year olds, an afternoon and Sunday program for youngsters, and adult classes in Yiddish. The pre-school, in addition to a more general purpose, prepares children for the Jewish festivals. Education at the upper levels aims at the continuity of cultural identity for Jews who are not religious; and this purpose makes it unique among the Jewish schools in Vancouver.

The Peretz School also functions as an important cultural centre, through lectures, programs of Yiddish language films, and through its very popular Ergetz-Vu evenings (evenings of Yiddish folksong, music and dramatic recitation; a video tape of one of our Ergetz-Vu programs was shown on Channel 10 on March 20 of this year), through its new Fraytog tzu Nachts (Friday night) gatherings, and its highly successful Third Seder, a secular celebration of Passover, held this year on April 19. This year, in addition, the school reached out to a large miscellaneous audience through its successful production of the play, The King of the Schnorrers.

Cont'd . . .

Board of Administration, April 19, 1974 (FINANCE - 4)

Clause #2 continued:

While we fully realize that the City Charter differs from the Municipal Act, as an institution licensed under the Community Care Facilities Licensing Act, our School would be eligible for permissive exemption from taxation.

Because of its importance as a cultural centre and because of its uniqueness as a secular Jewish school and because we are a Community Care Facility, we are asking a tax alleviation for the Peretz School. This alleviation is essential to the survival of the School. The School raises money through tuition, rentals, affairs, bequests and donations and receives some support from the Jewish Community Fund. Despite these sources of income, for the past several years the School's deficit has approximated the taxes and this debt is accumulating.

We ask for this exemption because we provide a real and very important service as an educational institution and cultural centre for the Jews of Vancouver.

We thank you in advance for considering the above matter.'

Copies of the January 3, 1974 letter from the Vancouver Peretz School and a letter dated December 20, 1973 from the Jewish Community Fund and Council in support of the grant request is circulated for the information of Council."

Your Board submits the foregoing report of the Director of Finance for the CONSIDERATION of Council.

DELEGATION REQUEST: VANCOUVER PERETZ SCHOOL

FOR COUNCIL ACTION SEE PAGE(S) 141

PERSONNEL MATTERS

A-8

RECOMMENDATION

- 1. Salary and Classification Review, One Position Medical Health Officer II, Dr. Duncan Black, Health Department

The Acting Director of Personnel Services reports as follows:

"At the request of the City Medical Health Officer, I have reviewed the duties of the above noted position and report as follows.

Since December 1st, 1973, Dr. Black, presently classified as a Medical Health Officer II, has taken on the added responsibility of communicable disease control. This responsibility involves serving as a departmental consultant to the Unit staff, community hospitals and private physicians, and attending at the Infectious Disease Unit at Vancouver General Hospital. These duties and responsibilities fall within Class Specification No. 292, Medical Health Officer III, Pay Grade 44(\$2425-2872), and I recommend that it be temporarily reclassified from Medical Health Officer II to Medical Health Officer III, effective December 1st, 1973 for an indefinite period of time.

The additional funds required for 1974 (including retroactive payment) in the amount of approximately \$3,305.00 are not available in the Departmental Budget. The Comptroller of Accounts advises that approval of this request will necessitate a transfer of funds in the amount of \$3,305. from Contingency Reserve.

This report has been discussed with the City Medical Health Officer who concurs with the above."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Dr. D. Black	Medical Health Officer II P.G. 42(\$2228-2639)	Medical Health Officer III P.G. 44(\$2425- 2872) on a temporary basis	December 1st,

YOUR BOARD RECOMMENDS that the foregoing recommendation of
the A/Director of Personnel Services be adopted

FOR COUNCIL ACTION SEE PAGE(S) 14/

Board of Administration, April 19, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Assignment of Leases

- A. Lots 20 & 21, Block 64, D.L. 541
Situated N.W. Corner Richards and Smithe Streets
- B. Overhead Vehicular Ramp above the Lane between
Richards and Seymour Streets, North of Smith St.
Between Lots 14 & 15 and Lots 24 & 25, Block 64, D.L. 541

The Supervisor of Property and Insurance reports as follows:-

"The City of Vancouver owns Lots 20 and 21, Block 64, D.L. 541 situated on the North-West Corner of Richards and Smithe Streets. These lots are currently under lease to Kings Parking Company (Canada) Limited for a five year term commencing January 1, 1973, and are used in conjunction with the Company's own property to the North and across the Lane to the West, being Lots 14 to 19 and 22 to 27 inclusive. The City also has under lease to the Company for a term expiring October 13, 1988, air space above the Lane which permits an overhead open-decked vehicular ramp to connect the properties owned by the Company and on which the Company operates a car park, in conjunction with the City's Lots 20 and 21. Assignment of either of these leases requires the consent of the City of Vancouver.

The interest of Kings Parking Company (Canada) Limited has now been acquired by Adams Properties Ltd, and the latter Company has requested the City's consent to the assignment of both leases. It is,

RECOMMENDED

That the City consent to the assignment of the following leases from Kings Parking (Canada) Limited to Adams Properties Ltd, subject to the forms of assignment being satisfactory to the Supervisor of Property and Insurance and the Director of Legal Services.

- (a) Lease of Lots 20 and 21, Block 64, D.L. 541, dated December 19, 1972.
- (b) Lease of air space above the Lane between Richards and Seymour Streets, North of Smithe Street connecting Lots 14 and 15 with Lots 24 and 25, Block 64, D.L. 541, dated December 19, 1972."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Bridge Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"The City's three year Bridge Insurance Policy expires on July 1st, 1974. This insurance currently provides coverage for the City's bridges and viaducts on a replacement cost value of \$52,485,000.00 against loss or damage from fire, impact, explosion, subsidence, earthquake and other specified perils. In addition, the policy contains a deductible clause consisting of 1% of the value of the damaged bridge or viaduct. The holding broker, Macaulay Nicolls Maitland Insurance, have placed this insurance on behalf of Underwriters at Lloyds.

Historically, there is a very restricted market prepared to accept a risk of this magnitude. After discussing the matter with Mr. Douglas MacDonald, the City's Insurance Consultant, it is our opinion that in view of the limited market, a publicly advertised tender competition at this time would not be in the best interest of the City. It is also our opinion, that a competition between two large firms capable

Cont'd . . .

Clause 2 Cont'd

of separately approaching the world insurance markets would be desirable.

With the view that this form of competition would produce the most favourable results, the Supervisor of Property and Insurance contacted the firm of Reed Shaw Stenhouse Limited, present Broker for the City's main Property Insurance Policy, to seek their reaction to a proposal of this nature. They have agreed, subject to Council's approval, to approach the insurance market and develop a proposal in competition to that of the Holding Broker, Macaulay Nicolls Maitland Insurance.

For insurance purposes, the firm of Choukalos, Woodburn, McKenzie, Maranda Ltd, Consulting Engineers, have again been retained to produce a current replacement cost value of the City's bridges. In this regard, it is expected that the appraisal will reflect a considerable increase in value over previous years.

RECOMMENDED that City Council agree to the selection of both macaulay Nicolls Maitland Insurance and Reed Shaw Stenhouse Limited, representing the City, to approach world insurance markets with a view to submitting firm proposals to renew the City's expiring bridge insurance coverage."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property & Insurance be approved.

3. Acquisition for Potential Housing Site
Lot 4, Blocks 6 to 8, District Lot 195
3688 Hull Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Resolution of Council, 'In Camera', December 11, 1973, authorizing the Supervisor of Property and Insurance to negotiate the acquisition of Lots 1 to 6, Blocks 6 to 8, District Lot 195, for report back to Council. The Regular Council meeting, 'In Camera', of February 19, 1974, approved an exchange of City-owned property for Lots 1, 2, 3, 5, and 6, Blocks 6 to 8, District Lot 195, known as 3660 Hull Street, which left Lot 4, Blocks 6 to 8, District Lot 195, known as 3688 Hull Street still to be acquired.

These premises comprise a single storey frame dwelling plus full basement with a perimeter floor area of 955 square feet, erected in 1945 on a lot 33' x 82', zoned R.S.-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the owners, they are prepared to sell for the sum of \$40,000.00 in full settlement as of April 30, 1974. This price is considered to be fair and equitable and represents market value.

The buildings on the aforementioned Lots 1, 2, 3, 5, and 6 will be vacated on or before July 31, 1974. It is proposed to give 'Notice to Vacate' on or before July 31, 1974, to the tenant of this property, who is renting on a month-to-month basis, and then demolish all the buildings at the same time.

Cont'd . . .

Clause 3 Cont'd**RECOMMENDED:**

That the Supervisor of Property and Insurance be authorized to acquire the above property, (Lot 4, Blocks 6 to 8, D.L. 195), for the sum of \$40,000.00 on the foregoing basis, chargeable to Code No. 4960/905. "

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION AND CONSIDERATION

4. Lot 63 North of Right-of-Way, D.L. 258 & 329
Situated South Side Marine Drive, Jellicoe to Kerr

The Supervisor of Property and Insurance and the Director of Planning report as follows:-

"I have been asked to report on a letter dated February 7, 1974, to the Mayor and City Council from Tonecraft (B.C.) Limited, requesting that they be allowed to purchase Lot 63 North of Right-of-Way, D.L. 258 & 329, to expand their existing facilities to the west of the City-owned lot. The Company wishes to consolidate both lots and commence construction of additional facilities by summer of this year.

Tonecraft (B.C.) Limited have approached the City on other occasions requesting the purchase of Lot 63 and they have been advised that South-East Marine Drive is under study and that until a policy is established for South-East Marine Drive industrial lands, including zoning, marketing arrangements and servicing, the City would be unable to consider their request. Once these policies have been established and the City's land properly serviced, consideration might then be given to a long term lease.

The study of South-East Marine Drive by the Director of Planning to devise a plan of development for the area between Boundary Road and Victoria Drive, was approved by Council on July 17, 1959, and all City-owned property within the study area (including Lot 63) has been reserved from sale pending completion of the report. The study is presently under review, but due to other pressing commitments and because of the lack of sewer and other services in the area, it has been given a low priority rating.

The Supervisor of Property and Insurance and the Director of Planning support, in principle, expansion of existing developments and as the proposal submitted by Tonecraft is in line with the wholesale warehousing and light manufacturing uses which are proposed for this area, consideration could be given to the sale of a site of approximately 200 to 300 feet in width. However, we would like to stress at this time that the Company has problems associated with the disposal of existing waste from their paint manufacturing operation and expansion of such operation would only add to that problem. For this reason, the Department of Permits and Licenses is not in favour of expansion of the existing operation.

This matter is submitted to Council for CONSIDERATION.

If Council is in favour of a sale to Tonecraft (B.C.) Limited then it is

RECOMMENDED

That a site of approximately 200 to 300 feet in D.L. 258 & 329 adjacent to the Company's lands be sold to the Company for consolidation with its own property to the west, subject to a scheme of development satisfactory to the Director of Planning and a method of disposal of waste satisfactory to the Director of Permits and Licenses, and any other conditions which may be pertinent to the site. The Supervisor of Property and Insurance to negotiate a purchase price based on market value, for report back to Council."

Board of Administration, April 19, 1974(PROPERTIES - 4)

Clause 4 Cont'd

Your Board submits the foregoing to Council for its CONSIDERATION. If Council is in favour of the sale to Tonecraft (B.C.) Limited, then your Board Recommends that the RECOMMENDATIONS of the Supervisor of Property and Insurance and the Director of Planning be adopted.

MR. W.G. STRONGMAN, VICE-PRESIDENT OF TONECRAFT (B.C.) LTD.
HAS REQUESTED PERMISSION TO APPEAR AS A DELEGATION SHOULD
COUNCIL CONSIDER REFUSING HIS REQUEST TO PURCHASE THE
ABOVE PROPERTY.

FOR COUNCIL ACTION SEE PAGE(S) 141-2

Department Report, April 19, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

INFORMATION:

1. Residential Lane Paving

The City Engineer reports as follows:

"In May, 1972, Council adopted a report from the Engineering Department which recommended that the City initiate a program of low-cost paving of local residential lanes. This report is to advise Council of the progress of that program to date.

Prior to 1972, very little residential lane paving was done in the City because the higher standard of construction at that time resulted in high local improvement assessments for lane pavements. Accordingly, no petitions for residential lane paving were received prior to 1964, and only 35 petitions were received between 1964 and 1972.

Under the new low-cost program wherein the City pays for grading and the property owner for the asphalt alone, lanes were paved in 38 residential blocks in 1973, and 146 residential blocks are scheduled for paving in 1974. It is anticipated that approximately 200 blocks will be paved under this program in 1975.

The construction work in local residential lanes is carried out by City forces using our own equipment and asphalt. The City asphalt plant has capacity to provide the required quantities (approximately 12,000 tons in 1974). The work is completed each year by the end of May when City forces commence street maintenance work such as surface treatments and overlays."

FOR COUNCIL ACTION SEE PAGE(S) 142

Department Report, April 19, 1974 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Central and Oliver Hotels

The Director of Social Planning reports:

"City Council, at its meeting of November 20, 1974, when considering the report of the Standing Committee on Social Services dated November 1, 1973, approved the following motion:

"MOVED

THAT Council approve in principle the estimates of capital expenditures for equipment and renovations for the combined dining, bathing and recreation facilities to be located in the Central & Oliver Hotels as contained in the amended report from the Director of Social Planning, and,

FURTHER THAT Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility and

FURTHER THAT following the meeting with the Honourable Norman Levi, the matter of providing meals in the hotels be reviewed and considered further.

- CARRIED "

Provincial Share of Costs

The Chairman and Deputy Chairman of the Social Services Committee met on January 8 with the Honourable Norman Levi, who, on January 14 telexed as follows:

"I agree with the (cost) sharing outlined in your telex of January 9, 1974; that is, the province to pay an amount not to exceed \$200,000.00 per year in sharing the cost to cover the meal service and the bathing facility, the city to meet the recreation costs and the general operating costs."

Although the telex from the Minister does not respond specifically to the last paragraph in Alderman Rankin's telex regarding annual adjustments in the \$200,000 to reflect inflationary cost increases, we have verbal assurances from the Deputy Minister that the Province will accept appropriate increases in the \$200,000.

Copies of these telexes and a summary of the annual costs which formed the basis of the negotiation are attached. (Appendices I, II, III).

Rental Lease

City and United Housing Foundation

United Housing Foundation (UHF) will borrow funds under a CMHC mortgage to renovate the ground level and basement floors of the Central and Oliver Hotels for the three functions to be housed there. The basic rent, at \$3.00 per square foot for the ground floor (5,044 sq ft) and \$1.00 per square foot for the basement (3,960 sq ft), was earlier established by UHF at \$19,092.00 per

cont'd

Clause No. 1 (cont'd)

annum. The food services portion being \$15,000.00, bathing facility portion \$2,300.00 and recreation facility portion \$1,700.00. Thus, the cost sharing for rent would be Provincial, \$17,300.00 and City, \$1,700.00. The rent is subject to review every second year, based on fair market rent.

The capital renovation costs (amortized over ten years) will be included in the lease and are estimated as follows: food services, \$27,686.00; bathing facilities, \$3,806.00, recreation facilities, \$3,115.00. The cost sharing here would be Provincial and City. These are 1973 costs and cannot be more precise until working drawings are completed and bids on the work received.

The equipment costs of \$67,162 (amortized over 5 years) will be included in the lease and are estimated as follows: food services, \$9,377 and bathing facility, \$7,074. These are 1973 costs and cannot be more precise until closer to time of purchase. These amortization costs are a responsibility of the Province within the \$200,000 (plus inflation) limit.

The formal lease between the City and UHF, when approved by both parties, will facilitate acquisition of a CMHC mortgage for renovations of the ground floor and basement by UHF and amortization of the equipment costs. It is presently being negotiated by Law Department and UHF.

Architectural Services

Mr Jonathan Yardley is the architect for the alteration of the upper floors of the Central and Oliver Hotels and is thoroughly familiar with the two buildings and their services. He has already become involved with the Multi-Use Facility in adapting his present contractual work to provide for sufficient service capacity, rough-in connections, etc, to allow for the future development on the lower floors.

It is our opinion that the overall program would be best served if Mr Yardley was appointed as architect to provide a preliminary proposal and cost estimates, sufficiently detailed to put the project out to tender or to enable the contractor for the hotels' renovations to proceed with alterations to the ground floor and basement levels. These would, in fact, constitute working drawings.

It is anticipated that the architect's fees, including fees for a quantity surveyor and a food services consultant, for this preliminary phase of the work will be approximately \$21,000.00; the breakdown being as follows: architect, \$18,000.00; quantity surveyor, \$750.00; food services consultant \$2,250.00; the Province agrees to pay these charges.

The Director of Permits and Licenses and the Director of Social Planning prefer the appointment of Mr Jonathan Yardley as architect for the first phase of the development of the Multi-service Facility -- Central and Oliver Hotels.

Operational Auspices

The City's lease with UHF does not include operating expenses. This is to be the subject of a separate agreement between the City and an operating group or organization still to be selected. It was recommended by the Social Services Committee that the Downtown Community Health Centre Society (DCHCS) operate the facilities, but this was not approved by City Council.

The Director of Social Planning recommends to Council that proposals be invited from non-profit organizations to manage and operate the bathing facility and food services. The Recreation Department of the Parks Board will operate the recreation program with present staff.

cont'd

Department Report, April 19, 1974 (SOCIALS - 3)

Clause No. 1 (cont'd)

Exact figures on sharing arrangements with the Province for operational costs are not possible for us to specify at this point. The operating costs for the facility (shown totalling \$169,887) will almost certainly be higher than indicated when the facilities become operational in late 1974 or early 1975.

Advisory Committee

In order to protect the City and Provincial interests in the renovations and development of three facilities and services at the Central-Oliver location, it is recommended that an Advisory Committee be formed. The Committee to comprise representatives from the City Departments of Health, Recreation, Finance, Social Planning, Board of Administration and representatives from the Human Resources Department, the operating group, UHF and DERA. The Committee would function during the renovation period and program development phases. Its purpose would be to advise the architect appointed by UHF on renovations and to advise the operators of the food services (along with specialist consultants in this field) and bathing and recreation facilities on the development of these programs. The Chairman of this Committee to be selected by its members.

RECOMMENDATIONS:

The Director of Social Planning recommends that City Council approve:

- A. Cost sharing formula agreed to by the Honourable Norman Levi, Minister of Human Resources, including the increase in inflation costs.
- B. The establishment of an Advisory Committee comprised of the representatives listed and for the purpose outlined above.
- C. Inviting bids from interested non-profit organizations to operate the facilities and programs -- food services, bathing and recreation. Such bids to be screened and recommended to Council by the Advisory Committee.
- D. The appointment of Mr. Jonathan Yardley as architect for the development of this Multi-service Facility at the Central-Oliver hotels to prepare working drawings at a cost not to exceed \$18,000.00; chargeable to the Province.
- E. Consultant costs for a quantity surveyor at \$750.00 and a food services consultant at \$2,250.00; chargeable to the Province. The food consultant to be selected by City Council, on recommendation of the Advisory Committee.
- F. A lease agreement between United Housing Foundation and the City, to be prepared by the Law Department and executed to the satisfaction of the Director of Legal Services, Director of Finance and Director of Social Planning.
- G. The City's share of operational costs be treated as a social services grant and that the non-profit organization which is awarded the contract to manage and operate the facility be required to submit annual financial operating statements to the Director of Social Planning for his review and comment, and transmission to the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 143

Departmental Report, April 19, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Deletion of Building Lines

The Director of Planning reports as follows:

"The City Engineer has requested that Schedule E - Building Lines, Part 1, of the Zoning and Development By-law be amended to delete the following building lines for the reasons cited.

a. 8th Avenue: Alma to Blanca - Both Sides

Marine Drive, 16th, 10th, and 4th Avenues are the existing arterials leading to the University area. Because of 8th Avenue's proximity to 10th Avenue and the recent opening of the 4th Avenue/Chancellor Boulevard connection, it is not appropriate to consider 8th Avenue as a potential arterial. Approximate number of affected properties - 162; number of dedications - 2.

b. 19th Avenue: Oak to Cambie - Both Sides

This street was originally suggested as a continuation of 16th Avenue via Marpole, Wolfe, Douglas Crescent to Cambie Street. These streets, however, more appropriately form a route between Oak Street and Hemlock Street serving the Granville Bridge. During recent consideration of the pavement width for 19th Avenue east of Oak Street, it was agreed that a 27 width was appropriate and that the street was not, nor would not, function as an arterial. Approximate number of affected properties - 126; number of dedications - 8.

c. Discovery Street: South of 8th to 18th - Both Sides

It is not likely that this street will be developed as an arterial. Even with the possible use of this street as an access to a significant development on the University Endowment Lands it would be very difficult to justify a six-lane arterial for the ten block length of Discovery. If Discovery is to be an arterial, a four lane width will be adequate. Approximate number of affected properties - 36; number of dedications - 2.

d. Larch Street: 33rd to 49th - Both Sides

Approximate number of affected properties - 136; number of dedications - 12.

Marine Crescent: 49th to S.W. Marine - Both Sides

Approximate number of affected properties - 17; number of dedications - 1.

Both of these streets were proposed as part of a major link between Broadway and S.W. Marine via MacDonald, Puget, Larch and Marine Crescent. If this were retained as a major street route the existing 66-foot allowance would be sufficient.

e. Crown Street: 10th Avenue to 41st Avenue - Both Sides

Present planning is for Camosun Street to be developed as the secondary arterial street west of Dunbar. This can presently be done on a 66-foot street. Therefore, Crown Street is expected to be developed as a residential street 66 feet in width. Approximate number of affected properties - 134; number of dedications - 14.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 2)

Clause No.1 continued

The Director of Planning has reviewed these proposals in the light of the long range planning programme and concurs with the City Engineer that the building lines should be removed.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the Director of Planning make application to amend Schedule E - Building lines of the Zoning and Development By-law, such application to be referred direct to Public Hearing after a report thereon from the City Planning Commission.

The City Planning Commission at its meeting held on February 22, 1974, adopted the motion:

That the Commission approve the deletion of building lines and thereby concur with the Technical Planning Board recommendation of February 8, 1974 and THAT before any action is taken regarding Camosun Street, the Planning Department be requested to supply the Commission with information in regard to any proposed changes to the status of Camosun Street.

f. Powell Street: Carrall to Gore - Both Sides

Traffic studies have resulted in the conclusion that the Powell-Cordova one-way couplet should continue as a major artery and there is no foreseeable reason for changing Powell Street to a two-way pattern. Thus the need for widening Powell Street due to vehicular traffic is no longer a necessity.

Part of this section of Powell Street is in the Historic Area where the retention of existing buildings is of primary concern. With traffic travelling in one direction, it is considered that there is sufficient sidewalk space to take care of the need of pedestrians, and that the interest of the City would be best served by removal of the building line from the street.

The Technical Planning Board at its meeting held on July 28, 1972, recommended that the Director of Planning and Civic Development be instructed to make an application to amend Schedule E of the Zoning and Development By-law to remove the 7 foot building line from the north side and the south side of Powell Street between Carrall Street and Gore Avenue and the application be referred direct to a Public Hearing after report from the Vancouver City Planning Commission.

The City Planning Commission at its meeting held on August 4, 1972, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that reports of the Technical Planning Board and Vancouver City Planning Commission be received and that the Director of Planning be instructed to make application to amend the Zoning and Development By-law, such application to be referred direct to a Public Hearing."

2. Rezoning Application: Southwest corner of School Avenue and Tyne Street, Lot 2, Block B of Block 21, D. L. 50

The Director of Planning reports as follows:

"An application has been received from R. William Wilding, Architect, 2574 Vine Street, Vancouver, B.C., on behalf of the Calling Foundation, requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

cont'd

Departmental Report, April 19, 1974 (BUILDING - 3)

Clause No.2 continued

"Erecting senior citizens' housing to include self-contained and personal care units plus some limited special care facilities."

History

In April 1969, an application was filed by Bann Holdings Limited for the rezoning of Lots 1-7, 9-11, 13-15 of Parcel A, Blk. 21, D.L. 50, Plan 2120 and Lots W.1 acre and E.1.3 acres of Parcel B, Block 21, D.L. 50, Plan 1511 A, being on the south side of School Avenue between Tyne and Latta Streets. This application was requesting a change from an RS-1 One Family Dwelling District to an RM-2 Multiple Dwelling District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the scheme. At a Public Hearing on July 10, 1969, Council approved the application subject to a number of conditions with respect to lands dedication, consolidation and approval of the detailed scheme by Technical Planning Board. However, these conditions were not fulfilled and the amendment to the by-law was not enacted.

On January 27, 1972, an application was made by the Calling Foundation requesting the site located on the southwest corner of School Avenue and Tyne Street, East 1.3 acres of Parcel B, Block 21, be rezoned to RM-2 from the current RS-1 for senior citizens housing development of a two storey structure and a ten storey highrise.

On February 18, 1972, the Technical Planning Board recommended that the application be denied because the proposed project would:

- (1) Establish an isolated RM-2 Multiple zone in a single-family dwelling district.
- (2) Prejudice a greater development for multiple-family dwellings in this immediate area.

The City Planning Commission considered this application on April 24, 1972, and its relationship to the District Centre as identified in the Planning Department's Suburban Commercial Study of December 1971, and recommended that the application be approved.

Council, at a Public Hearing on August 31, 1972, after hearing some objections did not approve the application and instructed the Director of Planning and Civic Development to submit a report on the rezoning of the general area.

The Planning Department report, after approval of the Technical Planning Board, was submitted to Council on March 27, 1973, with the recommendation:

"that should the Calling Foundation apply for rezoning of Lot E.1.3 acres of Parcel B, Blk. 21, D.L.50, Plan 1511A from RS-1 Family Dwelling District to RM-1 Multiple Dwelling District;

that Lot W. 1 acre of Parcel B, Blk. 21, D.L. 50, Plan 1511A be rezoned from RS-1 One Family Dwelling District to RM-1 Multiple Dwelling District "

subject to dedication of lands for the widening of School, Tyne and the provision of a lane.

Council in considering the above report, resolved:

"that the matter be deferred pending a report from the Deputy Director of Planning on the question of the City expropriation of the necessary additional adjacent land to give a full Senior Citizens' Housing site in the area when joined with the property involved in the Calling Foundation rezoning application."

cont'd....

Departmental Report, April 19, 1974 (BUILDING - 4)

Clause No.2 continued

This report was not submitted as the Calling Foundation has acquired all of the subject lots except for approximately 4800 square feet and consolidated these for a total site of 1.703 acres. This consolidation has been approved for registration in the Land Registry Office in accordance with the recommendations respecting dedication of lands except for a 10' rather than 20' lane dedication.

Proposal Description

The architect's drawings, prepared by W. Wilding, and forming part of the application marked "received by the City Planning Department December 6, 1973" indicate two structures; a three storey building comprising a south and a north wing with some underground parking (personal care) and a ten storey tower, these buildings connected by an enclosed passageway.

The structures maintain a minimum setback of 35 feet from the lane to the south, a 20-foot setback from Tyne Street, a 20-foot setback from School Avenue, and a minimum of approximately 18 feet from the western property line. All setbacks are from widened streets as per new subdivision.

The drawings indicate the north wing is to be used as a special care unit, the south wing as a personal care unit, and the tower for personal care and self-contained units. The three storey structure contains 94 personal care units (on a call to the applicant he concurs that personal care and special care units are used as personal care units), and 1 one-bedroom suite (staff use). The high-rise structure contains 32 personal care units, 52 bachelor suites and 2 one-bedroom suites (staff use).

The main floor of the low-rise structure indicates some care units with several lounge and recreation areas, office, kitchen, and dining areas. The second and third floors are composed mainly of care units with some lounge area. The total floor of the low-rise structure indicated on the drawings is 42,000 square feet.

The main floor of the high-rise structure indicates some care units, staff quarters, lounge areas, and service areas. The second to fourth floors indicate 16 personal care units per floor with a lounge area. The fifth to tenth floors indicate 9 bachelor living units per floor. (Only 8 units are provided on the fifth floor. The space for the ninth unit is indicated as a lounge area.) The total floor area of the high-rise structure indicated on the drawings is 46,210 sq.ft.

The finished basement area of the tower is indicated at 2000 sq.ft.

The total gross floor area of the proposed structures indicated on the drawings is 90,210 square feet excluding underground parking on a site area of 74,188 sq.ft. for a f.s.r. of 1.22.

Parking

Off-street parking is provided as follows:

Surface parking - 21 stalls for visitor use
- 9 stalls for staff use

Underground parking - 21 stalls (undesignated)

Two loading bays plus one drop-off area are also indicated on the submitted plans.

The parking and loading location using 43rd Avenue is considered undesirable.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 5)

Clause No.2 continued

Analysis

The Planning Department report of March 23, 1973, referred to above, recommended RM-1 zoning for the subject site which allows a maximum floor space ratio of .75 with no bonuses and a maximum height of two storeys plus a cellar, or one storey plus a basement.

The RM-1 zone was recommended because it was considered a lower density and permitted height was required in this area to provide the optimum transition between the commercial area and the single family residences and still remain compatible with the character of the neighbourhood. Under circumstances of normal multi-family dwellings, the recommendation of RM-1 would still be appropriate. However, in this instance, the senior citizen complex at a slightly higher density and height would appear to be an acceptable transitional use having regard to its close proximity to the commercial development on Kingsway and the projected occupancy.

The highrise is not considered an appropriate form of development in this location in isolation. But an acceptable form could be designed and built providing the building was appropriately located on the site not exceeding three storeys in height and a floor space ratio of 1.0 having particular regard for the single family dwellings on the west and south.

Following the Planning Commission meeting on the application when the applicant was present and was advised of the Technical Planning Board's recommendation the applicants met with the Zoning Planner and discussed the revised sketches they had prepared which generally met the form of development as recommended by the Technical Planning Board.

Recommendation

It is recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 by-law restricting the development as follows:

- (a) Uses - senior citizens dwelling units, personal care units and uses customarily accessory thereto.
- (b) Floor Space Ratio - not to exceed 1.0.

In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

- (i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer
- (ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 6)

Clause No.2 continued

- (c) Height - not to exceed three storeys nor 35 feet measured from the average street elevation on School Avenue established by the City Engineer not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas including ambulance, loading and refuse.
- (2) All parking, loading, ambulance and service areas to have acceptable ingress/egress with no vehicular ingress/egress from 43rd Avenue. Such surface areas to be adequately screened, paved and lighted.
- (3) Parking provided at a ratio of one space for every 6 personal care units and one space for every 6 senior citizens dwelling units.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

The City Planning Commission at its meeting held on February 15, 1974, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing. "

3. Rezoning Application: Northeast corner of Columbia and Keefer Streets, Lot 2 of 'A', Block 15, D.L. 2037 and 196

The Director of Planning reports as follows:

"An application has been received from Mrs. B. Leung, Secretary, Vancouver Chinatown Development Association, 627 Main Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from CM-1 Commercial District (General) to CD-1 Comprehensive Development District for the purpose of constructing:

"A building containing some retail on the main floor off Columbia and Keefer Streets frontage, and the remainder of the building containing accommodation for senior citizens".

Description of Site

The site is an L-shaped parcel fronting on to both Columbia Street and Keefer Street, adjacent to southern boundary of the Chinatown Historic Area, and having a total site area of approximately 12,070 square feet.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 7)

Clause No.3 continued

There are two old brick structures on the subject property containing, according to the applicant, 39 one room units with common plumbing, occupied by approximately 50 low income senior citizens. The applicants advise these structures are in poor condition and this application is to demolish the existing structures in order to rehouse the present tenants and provide additional housing for senior citizens.

On the immediate N/E corner of Columbia and Keefer is a site of approximately 60 x 100 presently developed with an older gasoline service station. In discussions with the applicant and architect, it had been suggested that they acquire this property in order to provide a more comprehensive development. They have advised that many efforts have been made, but they have been unable to acquire the property. But the proposed development has been designed so that this property could be added to their site if it were acquired in the future and a structure built to tie in with the present proposal.

Description of Proposal

The architect's drawings, prepared by W. Tong, architect, and forming part of the application marked "received City Planning Office August 24, 1973" indicate an L-shaped structure, one storey in height, built to the property line, except for the loading and service area, and an 8' setback on Columbia Street with a tower 9 storeys in height (total 10 storeys and approximately 100 feet) and the remainder of roof area in garden use.

The drawings indicate the ground floor containing a foyer, lobby, restaurant, delicatessen, barber shop, laundramat, with an arcade through joining the Keefer Street and Columbia Street frontages.

The nine floors of the tower portion are shown as comprising 77 dwelling units, of a typical area per unit of 380 square feet designed for senior citizens accommodation.

The total floor area shown on the submitted plans is 47,435 square feet excluding underground parking, mechanical and locker room with a total floor space ratio shown as 3.94. Of this total floor space .62 is for commercial use and 3.32 for senior citizens housing.

Off-street parking is shown on the submitted plans as follows:

Underground parking - 19 stalls
Two loading bays (1 of adequate size including suitable area for refuse containers is considered acceptable).

Analysis

The subject property is zoned CM-1 Commercial and under the current provisions of the Zoning and Development By-law, residential use is not permitted. Studies are, however, in progress, as it is considered desirable that some residential uses be permitted in the CM-1. Furthermore, it is believed there is a need to provide housing for senior citizens in the Chinatown area. This proposal will provide a superior form of housing than is now provided in the existing two buildings on the site and will provide additional accommodation.

It is also considered important to establish and maintain commercial continuity along Keefer and Columbia Streets and is not considered desirable to have living accommodation on the main floor abutting the pedestrian way.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 8)

Clause No.3 continued

Under the CM-1 zones, as amended by Council on September 11, 1973, a floor space ratio of 1.0 is permitted outright with the opportunity to increase this to 5.0 subject to the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings, the provisions of off-street parking and loading, its overall design and the general amenity desired for the area. This floor area, which may be permitted, is by by-law related to commercial development. The scheme as proposed is considered excessive in floor space ratio as the residential portion would be greater than the highest density multiple district of the City, RM-4A (West End).

The City Building Inspector advised that the lay out of the arcade and exit systems would not be permitted under the Building By-law.

Urban Design Panel

The Urban Design Panel in considering this application on February 4, 1974 recommended:

"That the rezoning for the specifically proposed uses be approved but that the design of the building be referred back for more information and improvements."

Recommendation

It is recommended that the application to rezone the subject lands from CM-1 Commercial District (General) to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

- (a) Uses: Main Floor: retail stores, restaurant, barber shop or beauty shop, laundramat office
- Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto.

(b) Floor Space Ratio

Not to exceed 3.0. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

- i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.
- ii) Balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 9)

Clause No.3 continued

(c) Height

Not to exceed 10 storeys nor 100 feet measured from the mean curb level of Keefer Street to the top of the structures not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission.
- (2) The Technical Planning Board in addition to having regard to the design of the building, the treatment of the arcade, and roof levels, shall have particular regard to the provision of suitable off-street parking, including vehicle ingress/egress, one adequate off-street loading bay, and refuse container area.
- (3) That the owners, at their cost, relocate the existing sewer through the subject property to service Lot 'A', Block 15, D.L. 2037 and 196 through alternative means to the satisfaction of the City Engineer, to allow release of the existing 6' utility easement.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

The Vancouver City Planning Commission at its meeting held on March 1, 1974, adopted the motion: that the Commission support the Feb. 8/74 recommendation of the Technical Planning Board, and further recommend:

- (1) That the detailed scheme of development show appropriate access to the roof garden;
- (2) That the shopping arcade and pedestrian area be excluded from floor space ratio calculations.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing."

4. Rezoning Application: Block bounded by Burrard and Pine Streets, 6th and 7th Avenues, Block 288, D.L. 526

The Director of Planning reports as follows:

'An application has been received from the Waisman Architectural Group, 1111 West Hastings, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RM-3 Multiple Dwelling District and M-1 Light Industrial District to CD-1 Comprehensive Development District for the purpose of "the erection of a building containing wholesale, office and commercial rental areas and an automobile dealership...".

cont'd

Departmental Report, April 19, 1974 (BUILDING - 10)

Clause No.4 continued

History

At a Public Hearing on June 28th, 1965, City Council considered the rezoning of Lots 1-4 and 17-20 of Block 288, D.L. 526, from RM-3 Multiple Dwelling District to C-2 Commercial District, following which Council resolved:

"THAT the application by the City of Vancouver be approved, subject only to the passage of the By-law being deferred until the following two conditions are met:

- i. that the westerly 7' of those lots abutting Burrard Street be first dedicated to the City for highway purposes
- ii. that the scheme of development for these commercial sites adjacent to Burrard Street be first approved by the Technical Planning Board."

The conditions were not met and the amendment to the Zoning and Development By-law was not enacted.

On February 6, 1973, an application was received from Waisman Architectural Group to amend the Zoning and Development By-law to rezone Block 288 from RM-3 and M-1 to C-2 for "the erection of a building containing offices, retail shops, and an automobile showroom under the terms of the C-2 Zoning Classification".

This application was discussed in the Planning Department with the applicant being advised that the Department could not support a predominantly commercial use in this area.

Discussions were held with the applicant regarding a more appropriate use and on April 4, 1973, the applicant was advised that the Planning Department believed that application should be to rezone the lands from RM-3 Multiple Dwelling District and M-1 Industrial District to CD-1 Comprehensive Development District.

The application was amended with new drawings forwarded on May 8/73. After further discussion revised drawings were submitted Nov. 27/73.

Description of Site

The site is an unconsolidated City block, measuring 240' x 500 = 120,000 sq.ft. bounded by Burrard and Pine Streets, 6th & 7th Avenues.

There is approximately a 10 foot rise in grade along 7th Avenue from Burrard to Pine; approximately a 6 foot drop in grade along 6th Avenue from Burrard to Pine; approximately a 17 foot rise in grade from 6th to 7th Avenue along Burrard and approximately a 12 foot rise in grade from 6th to 7th Avenue along Pine.

The site has been cleared of all structures and is presently vacant.

Proposal Description

The architect's drawings, forming part of the application and marked "received City Planning Office, November 27, 1973", indicate a structure measuring 4 storeys in height along 6th Avenue and 3 storeys along 7th Avenue.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 11)

Clause No.4 continued

A letter submitted with the application states, in part:

"The present design utilizes the large slope on Burrard and Pine to achieve two separate and distinct levels of warehousing and showrooms leading directly off 6th and 7th Avenues. Thus each of the basic floor areas are totally self-contained with respect to parking and truck loading."

The drawings indicate uses as follows:

Level 1 (6th Avenue at grade)

- auto dealership	23,500 sq.ft.
- showroom/offices	14,400 sq.ft.
- warehouse	35,500 sq.ft.
- stairwells	<u>300</u> sq.ft.
	73,700

Parking

- outdoor (Burrard Street frontage - 47 spaces	
- covered - 45 spaces (approx. 21,000 sq.ft.)	
Total	94,700 sq.ft.

Level 2 (7th Avenue at grade)

- retail/wholesale (Beaver Lumber)	41,800 sq.ft.
- warehouse	16,400 sq.ft.
- showroom/office	5,830 sq.ft.
- stairs-elevator	1,200 sq.ft.
- ramp	<u>1,080</u>
	66,310

Parking

- covered - 96 spaces (approx. 40,000 sq.ft.)	
Total	105,230 sq.ft.

Level 3

- offices	61,500 sq.ft.
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(The offices form a band around the perimeter of the building with parking inside, this ring of office use is partially open to the roof.)

Parking

- 108 spaces (gross 43,350 sq.ft.)	
Total	104,850 sq.ft.

Level 4

- offices	76,350 sq.ft.
- inside perimeter walkway	11,050 sq.ft.
Total	87,400 sq.ft.

(The office use again forms a ring around the perimeter of the structure with the centre being open to the floor below.)

cont'd

Departmental Report, April 19, 1974 (BUILDING - 12)

Clause No.4 continued

The totals for each use are as follows:

Office and Showroom	158,080 sq.ft.
Retail	65,300 sq.ft.
Warehouse	51,900 sq.ft.

The gross area of the structure shown on the drawings is 393,260 square feet on a site area of 120,000 square feet for a floor space ratio of 3.27.

Analysis

The area surrounding the subject property to the north and east is M-1 Industrial zoned and developed in like manner. To the south is the Broadway corridor and C-2 zone. Burrard is strip zoned C-2 on the western edge from 2nd Avenue to Broadway. The area is basically a service industrial area and is suitably located to serve downtown in this capacity. The subject property is readily accessible along Burrard Street. With respect to office use, its close proximity to Broadway will allow office and other staff to make full use of transit for journey to work trips, and will be a major consideration in parking provisions.

Urban Design Panel

The Design Panel dealt with this application on February 4, 1974, and reported to the Technical Planning Board:

"The Panel questions a number of aspects presented by this proposal. Although the Panel favours the low profile and the architectural treatment of the receding upper floors, the magnitude of this proposal raises a number of questions:

1. The Panel feels that the impact of the large car dealership facing Burrard Street is undesirable from both a traffic and pedestrian amenity standpoint - the Mercedes Benz and Clark Simpkins Car dealerships facing the proposal are by comparison small in scale.
2. The Panel is critical of the introverted character of the building. It provides no public space facing out at street level.

The building presents parked cars topped by long blank walls to both 7th and 6th Avenues. (This aspect is worse to 6th, where the blank wall is higher).

The Panel suggests that the arrangement should be reversed and that the parking be situated inside and commercial space be placed at the perimeters.

3. The Panel feels that a considerable amount of tree planting be done to soften the impact of this large building on the neighbourhood.
4. The Panel would like to see a reduction in the apparent importance of the automobile and more attention given to human values.

RECOMMENDATION: That the Technical Planning Board approve the proposed re-zoning on the condition that basic changes are made to the design character and scale of the building as outlined above."

cont'd

Departmental Report, April 19, 1974 (BUILDING - 13)

Clause No.4 continued

The Technical Planning Board on February 8, 1974, resolved "That the minute of the Design Panel on this item be received".

Recommendation

It is recommended that the application to rezone the subject lands from RM-3 Multiple Dwelling District and M-1 Industrial District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

- (a) Uses - auto dealership not to exceed 50,000 sq.ft.
 - warehouse, retail, wholesale
 - office
- (b) Floor Space Ratio - not to exceed 3.3. In computing the floor space ratio the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings measured to the extreme outer limits of the building, except for the following:
 - i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting street as established by the City Engineer
 - ii) balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.
- (c) Height - not to exceed 4 storeys nor 70 feet measured from the mean curb level of 6th Avenue to the top of the structure not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with Vancouver City Planning Commission, the Technical Planning Board having particular regard to the provision of off-street parking, off-street loading, landscaping, roof treatment.
- (2) That no vehicular ingress/egress be allowed off Burrard Street.
- (3) That the westerly 7 feet of Lots 1 and 20 be dedicated for highway purposes and the balance of Block 288 be consolidated into one legal parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 14)

Clause No.4 continued

The City Planning Commission at its meeting held on February 15, 1974, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.'

5. Development Permit Application No. 65093
1720 Rupert Street

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Limited have filed Development Permit Application NO. 65093 to rebuild the existing gasoline service station at this location. The gasoline service station would become self-serve.

The site is located at the south east corner of Rupert Street and 1st Avenue and is in a C-1 Commercial District.

The site size for the proposed facility would be increased by including one additional 33' x 127' lot to the east of the existing gasoline service station site. An existing one-family dwelling on that site would be demolished.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station at this location and the expansion of existing gasoline service station site provided, in the opinion of the Technical Planning Board, such expansion would not be detrimental to existing retail shopping facilities.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application Number 65093 be approved in accordance with the submitted application such plans and information forming part thereof, thereby permitting the rebuilding of the existing gasoline station on this site (the new facility to become self-serve) subject to the following conditions:

- A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:
 - (a) detailed landscaping drawings
 - (b) size of the parking spaces
 - (c) exact location of the fencing
 - (d) No vehicular ingress or egress from the lane, but provision on site for garbage pick-up to the satisfaction of the City Engineer.
- B. The three off-street parking spaces and one off-street loading and unloading space shall be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 15)

Clause No.5 continued

- C. All landscaping and treatment of the open portions of the site shall be completed, in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the site and thereafter to be permanently maintained.

The Zoning Planner in discussions with the Petroleum Committee ascertained that at this time approximately 7% of the existing gasoline service stations in the City are self-serve.

It is RECOMMENDED that the Development Permit Application No. 65093 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

6. Development Permit Application No. 64999
8884 Granville Street

The Director of Planning reports as follows:-

"The Standard Oil Company of B.C. Ltd., have filed Development Permit Application Number 64999 to rebuild the existing gasoline service station on the subject site. The gasoline service station would become self-serve.

The site is located on the east side of Granville Street just south of West 77nd Avenue and is in a C-2 commercial district.

The site area for the new facilities will be decreased as a portion of the previous gasoline service station site has been taken to widen the street as part of the Hudson Street Bridge facility.

A previous Development Permit Application had been approved to rebuild the gasoline service station on this site, but was not proceeded with.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The proposed development is to consist of a gasoline service station building, approximately 22.67' x 12', with a canopy extending over the two proposed pump islands. Approximately 25% of the site area is to be landscaped.

The Technical Planning Board and the Vancouver City Planning Commission recommended that Development Permit Application Number 64999 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a self serve gasoline service station on this site, subject to the following conditions:-

- A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating -
 - (a) detailed landscape drawings
 - (b) size of the parking space
 - (c) details of the screening.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 16)

Clause No.6 continued

- B. Four (4) off-street parking spaces and one (1) off-street loading and unloading space shall be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- C. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings, within six (6) months from the date of any use or occupancy of the site and thereafter to be permanently maintained.
- D. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

The Zoning Planner in discussion with the Petroleum Committee ascertained that at this time approximately 7% of the existing gasoline service stations in the City are self-serve.

It is RECOMMENDED that the Development Permit Application No. 64999 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

7. Stanley Park Neighbourhood Local Improvement

The City Engineer reports as follows:

"The Council, on 18 December 1973, approved certain recommendations of a report 'Local Improvement Project: Stanley Park Neighbourhood, West End' including:

'That the Corporation Counsel be requested to bring forward the necessary Special Local Improvement Procedure By-law.'

In the planning of the project since then, two points have arisen which should be reflected in that by-law:

'a. Plans for a mini-park on Morton Avenue have been dropped and, since Morton Avenue is already paved, it should be excluded from the project.

b. The December report failed to recognize that Alberni Street from Denman Street to Chilco Street was paved in 1971 and the local improvement is still current. In the new project, therefore, the Alberni Street frontage should not pay for paving, but only for its share of the mini-parks, pedestrian pathways and sidewalk.

A third change does not affect the by-law but, if approved by Council, will be reflected in the local improvement cost sharing:

c. The December report recommended that:

'The Property Owners pay the full cost of the mini-parks, except for normal flankage and intersections'

cont'd

Departmental Report, April 19, 1974 (BUILDING - 17)

Clause No.7 continued

The intent was that the City would contribute the same amount to the mini-parks as it would have if these sections of street had been paved. This would have covered a number of items in addition to the two in the underlined words above (one inch of paving thickness, break-out costs, sidewalk and boulevard restoration etc.). This change would represent an additional City cost of approximately \$18,000.

The West End Planning Team has considered this report and concurs.

I RECOMMEND:

1. That the changes '1' and '2' above be approved, and that the Council pass the 'Stanley Park Neighbourhood, West End, Local Improvement Procedure By-law', which has been drawn on this basis and which will come before Council later this day.

2. That the change '3' above be approved."

8. Area 6 Review and Recommendation Committee

The Development Consultant, False Creek, reports as follows:

" Purpose of the Committee

Vancouver City Council by motion on 5 February 1974 directed that a five person committee consisting of the Director of Planning who will be Chairman, the Development Consultant, an Architect, and two others representing the development and engineering fields, be set up to review the three concepts developed by the three design teams and to submit a report and recommendation to Council.

The purpose of this document is to recommend the terms of reference and the procedure for the Review and Recommendation Committee.

Background

The design teams commenced work on the 11th February at which time they were given their terms of reference, copy attached.

The three design concepts will be explained at a meeting of Vancouver City Council on 23rd April for information purposes.

Following the 23rd April, the three concepts will be explained to and evaluated by the general public over a four week period at various locations around the City and as well will be evaluated by the Citizens' Advisory Panel, the Park Board, the School Board, the Vancouver City Planning Commission and interested citizens. In addition, the Director of Planning will be making an internal evaluation following the normal process with the Design Panel, Technical Planning Board, etc.

All these inputs and evaluations will be submitted to the Director of Planning by 21st May, and made available to the Review and Recommendation Committee.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 18)

Clause No.8 continued

Terms of Reference of the Review and Recommendation Committee

The Review and Recommendation Committee is requested to review the three concepts; to review the terms of reference given to the Design teams; to review the various inputs and evaluations received from the Citizens' Advisory Panel, the Vancouver City Planning Commission, the Park Board, the School Board, the Design Panel, the Technical Planning Board, City staff and the general public; and to recommend to Vancouver City Council a concept or a concept with modifications.

The Committee should note that the teams were requested to follow the False Creek Policy Guidelines and to be guided by Scheme 2, both endorsed by Council on 20th November 1973.

The Committee is requested to consider in their deliberations the following:

- design/liveability/innovation/quality considerations
- open space considerations
- economics and marketability
- social viability
- effect on neighbours
- treatment of 6th Avenue and noise abatement

The material for the Committee will be available on the 21st May, and the Committee is requested to complete their report by 31st May.

Procedure.

Full descriptions of each concept and all inputs and evaluations from the general public and review agencies are to be in the hands of the Director of Planning and available to the Review and Recommendation Committee as of May 21st.

Immediately following the 21st May, the Review and Recommendation Committee will be convened by the Director of Planning. A meeting room for this purpose has been arranged at the Sheraton Plaza 500 Hotel at Cambie and 12th Avenue.

The Committee will complete its review and recommendations by May 31st.

Secretarial services for the Committee will be provided by the City.

The Development Group will be available to provide assistance to the Committee.

It is anticipated that the report of the Committee will be relatively brief, since it will be the responsibility of the Director of Planning to submit the background material to Council.

The Director of Planning will submit the Committee report, plus the background material and the various inputs and evaluations, to the City Clerk by 6th June for consideration of Council on 11th June.

It is anticipated that Vancouver City Council will then make a decision as to the concept to be advanced for public hearing for rezoning at the end of June.

cont'd

Departmental Report, April 19, 1974 (BUILDING - 19)

Clause No.8 continued

It is anticipated that the rezoning will be CDI, and that the rezoning by-law will have controlled flexibility, as for example with respect to the division of building areas into uses."

Recommendation

It is RECOMMENDED that the above terms of reference and procedure be approved.

FOR COUNCIL ACTION SEE PAGE(S) 143

FIRE AND TRAFFIC MATTERS

B-5

RECOMMENDATION

1. D. P. C. Parking Rates

The City Engineer reports as follows:

"Under the terms of the City's agreement with the Downtown Parking Corporation, the authority for establishing rates was vested in a Parking Commission. When the Parking Commission was eliminated, its authorities were transferred to the City Engineer. After a review of the downtown parking rate structure the Engineering Department recommends an increase in the current D.P.C. rates. The current rates for parking at D.P.C. lots are:

First hour	- \$.15
Second hour	- .20
Subsequent hours	- .25

The maximum daily rate varies from lot to lot, between \$1.10 and \$2.35 depending upon the clientele being catered to.

The review of D.P.C. rates was carried out with three primary objectives in mind:

- 1) To favor transient parking over long term parking,
- 2) To ensure a financially viable operation,
- 3) To maintain an administratively simple operation.

These objectives are to some extent in conflict, and have to be balanced against each other in setting new rates. To achieve these objectives so far as possible, we propose the following policies:

- 1) Charges should be based on half hour rather than one hour intervals (this favours the short term parker who stays just over the one or two hour period).
- 2) Rates per half hour should be kept constant on each lot, rather than increasing with length of stay as in the past (this maintains operational simplicity).
- 3) Maintain D.P.C. short term rates at or slightly below nearby competitive facilities, and D.P.C. all day rates at or slightly above nearby competitive facilities (this should maintain financial viability while retaining a bias in favour of short term parkers).

Proposal for Revised Rate Structure

The proposed rate structure is outlined below on a lot by lot basis. The following rates were arrived at after consultation with D.P.C. management. They concur with this proposal.

Lot No. 1 - 535 Hornby Street (south of Pender Street)

Current Maximum	- \$2.35
Proposed Maximum	- 3.00
Proposed Rates	- 0.20 per half hour

This lot is the busiest of all D.P.C. operations, often filled to capacity, and always containing a few long term parkers. The proposed rates are higher than at any other D.P.C. location. Competitive rates are near \$0.35 per hour, \$2.50 per day.

Clause No.1 continued

Lot No. 2 - 150 West Pender Street (at Cambie Street)

Current Maximum - \$1.10
Proposed Maximum - \$1.50
Proposed Rates - \$0.15 per half hour

Seldom at capacity, this lot can retain a fairly low maximum.

Lot No. 3 - 535 Richards Street (south of Pender Street)

Current Maximum - \$1.60
Proposed Maximum - \$2.00
Proposed Rates - \$0.15 per half hour

On this small surface lot, the all day parker is placed along the property lines and transient parkers are parked in the middle and 'stacked' in the aisles. Competitive rates are \$0.25 per hour, \$1.50 per day.

Lot No. 5 - 520 West Georgia Street (at Richards Street)

Current Maximum - \$2.35
Proposed Maximum - \$2.00
Proposed Rates - \$0.15 per half hour

The 340 spaces are seldom fully utilized. Reconstruction at Georgia and Granville Streets will reduce the transient demand. Adjacent rates are \$0.25 per hour, \$2.00 maximum and \$0.35 per hour, \$1.50 maximum.

Lot No. 8 - 65 West Cordova Street

Current Maximum - \$1.10
Proposed Maximum - \$2.00
Proposed Rates - \$0.15 per half hour

As with Lot No. 3, this surface lot is usually well filled, but with a significant flow of transients. Adjacent parking properties are under-utilized. The proposed rates should drive out most of the all day parkers, making more space available for transients.

Evening Rates

Rates charged after 6:00 p.m. vary from \$0.35 to \$0.50 for the full evening depending upon the lot. No change is proposed at this time in these rates. "

RECOMMENDATION

The City Engineer RECOMMENDS that Council approve the rate structure set out in this report.

FOR COUNCIL ACTION SEE PAGE(S) 143

FINANCE MATTERS**B-7**CONSIDERATION

1. B.C. Telephone Company:
Rate Structure Application

The Director of Legal Services reports as follows:

"I have received a copy of an application and submission of the B.C. Telephone Company to the Canadian Transport Commission to put into effect various rate increases. (The submission is available in the Law Department.)

It is noted that any persons wishing to intervene to oppose, support or modify the application are required to file their submissions with the Secretary of the Commission on or before May 10th, 1974.

In two previous rate applications, namely April and September of 1958, the Provincial Government opposed the applications and the Council decided to join with the Union of B.C. Municipalities in financial support of the Government's opposition. The City's share of the cost was pro-rated among the municipalities by the U.B.C.M. on a per-capita basis.

In a further application in 1971 the Council passed the following resolution:

'That the City Council present a strong brief before the hearings in respect of this application, expressing opposition to the proposed increases in telephone rates; such brief to be prepared by the Board of Administration for Council consideration.'

The above is submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 143

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT

April 4, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 4, 1974, at approximately 10:40 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

COMMITTEE
CLERK: M. Cross

The Minutes of the meeting of March 14, 1974, were adopted.

RECOMMENDATION

1. D.P.A. #65844
Empire Stevedoring Co. Ltd.

At its meeting of March 14, the Committee resolved:

"THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Application No. 65844 be deferred and that this matter be referred to the Corporation Counsel for report back to the next meeting of the Committee on any possible legal implications for the City with respect to this application."

The Corporation Counsel reported to the Committee in a report dated March 18, 1974.

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, on March 18, advised that he had met with Mr. Spoke, Port Manager, and they were both of the opinion that passenger facilities were better located near the Foot of Granville Street rather than the proposed location which is at the easterly end of the waterfront.

Mr. J. H. Hopkins, Managing Director of Empire Stevedoring Co. Ltd., advised that they had been approached by two Steamship lines to provide passenger facilities at Terminal Dock as they had found the foot of Granville facilities inadequate. Empire Stevedoring agreed to provide the facilities and made application to the City to use the existing building as a passenger terminal for the summer months and to install sprinklers and upgrade the second floor lounge at a cost of \$30,000 to \$40,000.

cont'd

Standing Committee of Council on Waterfront 2
April 4, 1974

Clause No.1 continued

Alderman Pendakur noted that Council is on record as desiring passenger facilities for ocean transit to be centralized in the foot of Granville area.

The Committee were reluctant to grant the Development Permit Application but they felt they had no other course of action.

RECOMMENDED

THAT the report of the Director of Planning be approved and that the Development Permit Application be processed in the normal manner.

2. D.P.A. No. 65814 and No. 65816
B. C. Ice and Cold Storage Ltd.

At its meeting of March 14, 1974, the Committee resolved:

"THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Application No. 65814 and 65816 be deferred to the next meeting of this Committee and that these development permit applications be referred back to the Project Manager for consideration and report back to the next meeting of the Committee."

The Project Manager on March 18, 1974, reported that he has no objection to the additions proposed by B.C. Ice and Cold Storage.

RECOMMENDED

THAT the recommendation of the Director of Planning in his report dated March 12, 1974 be approved.

3. Re-zoning of City Centre Waterfront from M-1 Industrial to Urban

Alderman Pendakur, by memorandum of April 1, 1974, advised that the basic assumption of the Waterfront Planning Study is that the area will be returning to urban uses. He felt that an application should be made to the Regional District to re-zone the area from M-1 to Urban. The next deadline for submitting requests for amendments to the Regional Plan is May 29, 1974.

Alderman Pendakur therefore recommends that the Director of Planning be instructed to apply for the necessary amendments to the Regional Plan to make it possible for the waterfront area from Stanley Park to Main Street to be available for non-industrial urban uses, commensurate with assumptions and objectives of the Waterfront Study.

RECOMMENDED

THAT the recommendation of the Chairman be approved.

4. Draft Sign Control Bylaw

Messrs. D. M. Hickley, L. Cheng and H. Wong of the Planning Department were present to describe the two reports to the Committee.

Standing Committee of Council on Waterfront 3
April 4, 1974

Mr. Hickley advised that the report entitled "Sign Control, Summary of Responses - March 1974" contained a summary of the responses, as well as copies of the original submissions, received to the Information Pamphlet on Sign Control which was sent out on February 5, 1974. He advised that the second report "Sign Control - Bylaw Proposal, March 1974" was to be considered a draft as it was not written in legal language and the input from the Department of Permits & Licenses and the Vancouver City Planning Commission had not been incorporated. He noted that the City has been operating under a 1934 Sign Bylaw.

Mr. Wong advised that the Information Pamphlet had been sent to 121 public bodies including the sign industry, labour unions, business associations, professional and civic organizations, local area and residents' organizations and the news media. He advised that only 18 responses were received i.e. 3 from the sign industry, 6 from the labour unions and 4 from civic organizations. The responses indicated that the question of billboards is the major item for Council's consideration.

Mr. Cheng commented on the Draft Bylaw Proposal. He outlined items that might be of concern to the Committee and to Council and commented as follows:

(a) Definition - "Sign Areas"

The definition of "Sign Area" means the entire area of the sign on which copy could be placed. Previously, sign area covered the area of one side of the sign only.

(b) Projecting Signs

This section states "no sign shall project to less than 3' from the curb or 10' from the building face.". Mr. Cheng advised that the Vancouver City Planning Commission stated that only one half of the width of the side walk should be allowed.

(c) Awning Signs

The Committee has expressed a desire to encourage more awning signs. The size of such signs has not been regulated in the Draft Bylaw.

(d) Roof Signs

Roof signs will be allowed only under special conditions.

(e) Special Approval

This section provides for flexibility in the size, height and location of any new sign on the advice of the Director of Planning and will provide for the design of innovative of signs.

(f) Criteria for Granting Variance and Special Approval

This section outlines the criteria for evaluating "good design" as the basis for giving special approvals and granting of variance from the Sign Bylaw.

cont'd

Standing Committee of Council on Waterfront 4
April 4, 1974

Clause No.4 continued

(g) General Provision

This section states that no third party advertising should be permitted.

(h) Length of Permit

Every permit will be issued for a period of 5 years and have to be renewed thus allowing a review of the signs to reflect any change that may occur in the Sign Bylaw and to ensure that the sign is still appropriate.

(i) Appeal

The Information Pamphlet stated that appeals would be considered by the Advisory Sign Panel, but it was felt permits could be dealt with more expeditiously by the Director of Planning who could obtain advice of other appropriate bodies before making a recommendation to Council.

Mr. Cheng outlined the section on "schedules" stating that at the beginning of each schedule general guidelines for each district are set out.

RECOMMENDATIONS

- (1) THAT the Director of Planning be instructed to circulate the draft Sign Control Bylaw to interested groups with particular reference to those who responded to the Information Pamphlet.
- (2) THAT the City Clerk be requested to insert appropriate advertisements notifying interested parties that the Committee will be receiving delegations at an evening meeting at 7:30 p.m., Thursday, April 25, 1974.
- (3) THAT all members of Council be invited to attend this special committee meeting.

5. Vanterm - Access

Consideration of this report from the City Engineer dated March 26, 1974, was deferred to the next meeting.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 143-4

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 4, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 4, 1974 at 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

The Minutes of the meeting of March 21, 1974 were adopted.

RECOMMENDATIONS:1. Cultural Grants 1974 - Vancouver Symphony Society

Consideration of this grant to the Vancouver Symphony Society was deferred until this meeting so that representation could be made to the Committee by the Symphony Society.

Mr. Robert Brodie, President of the Association, made a presentation to the Committee requesting that the City of Vancouver provide, by grant, the rental charges in the Queen Elizabeth Theatre. Mr. Brodie reviewed the 1973-1974 budget of the Society and that of the 1974-1975 season.

The Committee Members discussed, at length, the policy of cultural grants to major groups in the City being sufficient to cover the cost of the rental of the Queen Elizabeth Theatre. Further discussion took place at the meeting with regard to other municipalities in the Greater Vancouver Area contributing their share towards the Symphony Orchestra, since it was felt that the Symphony performs for the benefit of the entire area, not exclusively for residents of the City of Vancouver.

Following discussion your Committee RECOMMENDS,

THAT for this year, an amount of \$100,266 be approved as a rental grant to the Vancouver Symphony Society to cover unpaid rentals owing the Queen Elizabeth Theatre as at December 31, 1973 of \$15,131 and an amount of \$85,135 to be applied to rentals for the 1974 calendar year, providing the number of performances do not exceed those planned for the season as outlined for the Committee.

FURTHER THAT City Council request the Greater Vancouver Regional District to consider setting up an annual allocation for grants to cultural groups serving the Regional District.

2. 1974 Budget Appeals - Departments and Boards

Your Committee heard representatives of the following Departments and Boards appealing decisions of the Budget Review Committee in respect of specific budget items:

<u>Department or Board</u>	<u>Appeal for Budget Increase</u>
Auditorium Board	\$ 17,500
Park Board	289,285
Health Department	6,605

Cont'd . . .

Standing Committee of Council on
Finance and Administration
April 4, 1974 2

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to the above requests, your Committee RECOMMENDS as follows:

A. Auditorium Board

Recommended that the following be approved for inclusion in the Civic Auditorium Board's 1974 budget:

Airconditioning for the Queen Elizabeth
Theatre office and Board Room \$13,500

B. Park Board

Recommended that the following be approved for inclusion in the Park Board's 1974 budget:

- (i) Non-recurring repair and replacement items . . . \$35,000

CONSIDERATION:

- (ii) Supplemental budget items \$150,000

A motion was put to your Committee to allow the Park Board \$150,000 for supplemental budget items to be spent at the discretion of the Park Board, with that Board reporting back to Council at the end of the year on how the amount was expended. This motion resulted in a tie vote in the Committee and is submitted to Council for CONSIDERATION.

RECOMMENDATION:

C. Health Department

Recommended that the following be approved for inclusion in the Health Department's 1974 budget:

- (i) Three slide projectors \$435
- (ii) Carpeting for Conference Room 3, South Unit
6405 Knight Street \$840
- (iii) Sign on South Unit building \$300

3. Downtown East Side Recreation Project

Representatives from the Downtown East Side Recreation Project attended the meeting seeking an extension of their funding which expired on March 31, 1974. Theirs was a pilot project which was to have undergone an evaluation.

The Committee RECOMMENDS,

THAT funds for one month's operation be charged to the 1974 Park Board Budget and evaluation of the program take place during that month for report back to the Standing Committee on Social Services.

INFORMATION:

4. Grandview Community Centre

During discussion of the Park Board Budget appeal items,

Standing Committee of Council on
Finance and Administration
April 4, 1974 3

Alderman Marzari arrived at the meeting and advised of a letter from the Grandview Community Centre which had been received by the Standing Committee on Social Services. The letter, stating that the 1974 Park Board budget did not allow for increase in services at the Community Centres, was read to the Committee. The Chairman pointed out that following the approval by Council of an increase in the supplemental budget items in the Park Board budget there should be some increased funds for the Community Centres.

5. Old Museum Building

This item was deferred until the next meeting of the Standing Committee on April 11, 1974.

The meeting adjourned at approximately 10:45 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 144-5

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL ON
SOCIAL SERVICES

April 4, 1974

A meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 4, 1974 at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson
Alderman Hardwick

CLERK: R. Demofsky

The Minutes of the meetings of March 14, and March 21, 1974 were adopted.

INFORMATION:

1. Day Care - City of Vancouver

A. Day Care Requirements in the West End

A representative of the West End Planning Team submitted a report on "Day Care Possibilities in the West End" for the Committee's consideration.

In speaking to this report he suggested that an incentive needs to be provided to apartment owners to provide day care in existing apartment buildings. He also stated that approximately five or six vacant lots exist in the West End which are large enough to accommodate portable day care units. However, due to high rental rates for commercial property in the West End, this possibility for day care centres could be ruled out.

The report suggested various City owned or controlled property for proposed day care centres.

A representative of the Day Care Information Centre advised that the West End presents a real problem for day care facilities due to the limited land available. He further advised that the "Cats Meow" would be operating in the very near future and would accommodate 17 children, and also the "Zoo" which will accommodate approximately twenty children. He noted that the Marrigold, a private day care centre near Davie and Robson Streets, had recently applied for a permit to accommodate sixty additional children.

Following group discussion your Committee

RESOLVED,

- I. THAT the Supervisor of Property and Insurance report back to the Social Services Committee as soon as possible on three or four sites for proposed portable day care centres along the north side of the 1000 Block Beach Avenue.
- II. THAT the Supervisor of Property and Insurance report back to the Social Services Committee as soon as possible on suitability of Park Site #19 (Roede House) situated on this site, the Park Superintendent's Residence - Lagoon Drive and north-west corner of First and Cassiar for day care centres.
- III. THAT the City Engineer, in conjunction with the West End Planning Team, be instructed to investigate street closures in the West End area east of Denman Street, for possible use of portable day care centres.
- IV. THAT the Director of Social Planning, in conjunction with the West End Planning Team, be instructed to contact the Park Board to determine whether portable day care centres could be placed on or near the parking lot located south of the 1100 Block Beach Avenue exits. (Sunset Beach).

Report to Council	
Standing Committee of Council on	
Social Services	2

- V. THAT the Director of Permits and Licenses, ~~and other~~ appropriate officials be requested to appear before the Social Services Committee as soon as possible to explain why the Lord Roberts Elementary School could not be used as a day care centre after school hours for children three to five years of age.

B. Proposed Sites For Temporary Day Care Centres

A representative of the Day Care Information Centre submitted a report on proposed sites for temporary Day Care Centres for the Committee's consideration. This report outlined several proposed temporary day care sites.

It was noted that these sites had been approved by the Supervisor of Property and Insurance.

Following further discussion your Committee,

RESOLVED,

THAT these sites be approved for temporary day care centres, and

FURTHER THAT representatives of the Day Care Information Centre report back to the Standing Committee on Social Services with a list of priority day care properties for consideration.

C. Fairview Slopes

Representatives from the Fairview Little Peoples Society and Fairview Information Centre submitted a report on a local activity centre for Fairview Slopes dated April 2, 1974 for the Committee's consideration.

This report referred to a lot in the 1200 Block 7th Avenue, and stated that it was ideally suited for day care purposes. When speaking to this report a representative of the Fairview Information Centre stated that on March 19, 1974 Council agreed to make this same City owned lot available for proposals to move the "Hodson Manor" at 1417 West 8th Avenue on to it. The developer has agreed to give the building to anyone who is willing to move it off his property.

The Chairman advised that a report from the Planning Department on "Hodson Manor" would be coming to the Social Services Committee in approximately two weeks time.

Following discussion, it was

RESOLVED,

THAT this matter be tabled for two weeks pending a report to the Standing Committee on Social Services from the Planning Department on "Hodson Manor", and

FURTHER THAT representatives of the Fairview Information Centre be present when this report comes to this Committee.

D. Foursquare Church

A representative of the Foursquare Church advised your Committee that when the Church applied for a day care permit the application was turned down by the Technical Planning Board and the Board of Variance. He further advised that the church has recently renovated its ground level room. The church is located at the south-west corner of Nanaimo and Pender Streets.

Report to Council	
Standing Committee of Council on	
Social Services	3

Following group discussion, your Committee

RESOLVED,

THAT the Standing Committee on Social Services urge the Foursquare Church to reapply for a day care permit due to the existing need in the neighbourhood, with the understanding that a solid fence would be constructed for day care purposes.

FURTHER THAT the Chairman of the Social Services Committee request the Board of Variance to meet with a member of this Committee to discuss this matter.

2. Use of Smith Grant-Manor Lithographers Ltd. Building
1110 East 15th Avenue, Vancouver

Reverend G. Whitford, Chairman of the Action Now Committee submitted a letter on the above topic dated April 1, 1974 for the Committee's consideration. When speaking to this letter, Reverend Whitford advised that this building has now been vacated by Smith Grant-Manor Ltd. and they plan to demolish it and construct five duplexes. He felt that this building could lend itself to many uses such as community oriented teenage employment and alternate education facilities, rehabilitation programs for the disadvantaged, which could include real work activity and educational activity for chronic alcoholics, ex-inmates, parolees, probationers, and people who find it difficult to acquire and retain regular employment.

The letter concludes by stating that this presentation is to acquaint City Council with what is proposed and to request their approval in principle.

The Chairman noted that there are some alcoholic rehabilitation programs operating in the City, such as the Detox. Centre.

Following brief discussion it was,

RESOLVED,

THAT the delegation be received and this matter be referred to the Director of Social Planning for discussion with Reverend Whitford and report back to the Standing Committee on Social Services.

RECOMMENDATION:

3. Commercial Rental Agencies

Two letters were submitted for your Committee's consideration; one from Downtown Eastside Residents' Association dated March 21, 1974, and requesting the City of Vancouver to investigate operations of Commercial Rental Agencies; one from Vancouver Centre Constituency Association of N.D.P. of B.C. dated March 21, 1974, urging that the City of Vancouver investigate the possibility of establishing a publicly funded rental accommodation information centre.

Following brief discussions your Committee

RECOMMENDED

- (a) THAT Council approve sufficient funds for the purpose of advertising a public meeting on Commercial Rental Agencies. Details of the advertisement to be left in the hands of the City Clerk.
- (b) THAT representatives of the Federal and Provincial Departments of Consumers Affairs and representatives of Commercial Rental Agencies be invited to attend this public meeting.

Cont'd . . .

Report to Council
Standing Committee of Council on
Social Services 4

Copies of the letters referred to were circulated to members of Council.

4. Child Care Federation

A representative of the Child Care Federation was present and advised the Committee that they had located office space on 6th Avenue. This consisted of two 10' x 12' rooms plus one smaller room. The monthly rent would be \$145 plus \$20 for telephone.

RECOMMENDED,

- (a) THAT Council approve a grant of \$1485 (\$165 per month for nine months) to pay for an office set up for the Child Care Federation from April 1, 1974 to December 31, 1974.
- (b) THAT the Director of Social Planning report back to the Standing Committee on Social Services on progress.

INFORMATION:

5. Grandview Community Centre

The Chairman referred to a letter which he had received from the Grandview Community Centre dated March 29, 1974, requesting an additional \$6,000 in funds.

Alderman Marzari undertook to discuss this matter at a meeting of the Standing Committee on Finance of this day for report back to the Standing Committee on Social Services.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 145-6

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

April 4, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 4, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. Downtown Planning Programme: 1974

Submitted to this Committee by the Director of Planning for information and recommendation was a report dated April 4, 1974 on Downtown Planning Programme: 1974. This report reviewed the present status of the Downtown group, programme and budgetary requirements for 1974. The report proposed the following work programme:

"April 1 - July 31, 1974

- (1) Undertake a Downtown Study resulting in:
 - (a) Overall Downtown development planning guidelines.
 - (b) A development control process to implement the guidelines,
 - (c) More detailed guidelines for some of the character areas identified during the Study.
- (2) Continue the on-going day to day work by staff in:
 - (a) Discussion and review of development proposals under the present "interim" Zoning By-law.
 - (b) Liaison with other groups, agencies and members of the public.
 - (c) Specific negotiations with developers and review of development permit and rezoning applications.

August 1 - December 31, 1974

Once the overall Downtown development planning guidelines have been reviewed with the several public and official authorities, there will be an immediate need for adjustments and additions to respond to the directives of Council, and the perceptions and requirements of other interested parties as approved by Council. After these changes have been incorporated in the material presented in July, the process of creating the By-law will be continued in three parallel efforts:

- a) Continued detailed application of the guidelines to the remaining character areas of downtown. This will be done by the Downtown Study Team.
- b) Development of final legal wording for the By-law, for clearance through the Corporation Counsel and submission to Council and Public Hearing, approximately September 1974.

Clause No. 1 (cont'd)

- c) Testing of the above two as they are further refined, using historical and current development proposals to give realism and practicality to the evaluation process.

The above programme was developed by Planning Department staff in conjunction with a firm of consultants, TEAG - The Environmental Analysis Group, Ltd. This programme takes into account the need to use consultants to manage the study and supply a range of special expertise.

The Director of Planning advised that a major area of concern is the limited staff time which can be spent on the study compared with other duties and the fact that at present, due to staff changes, there is no senior planner co-ordinating this programme.

The report requests authority for the Director of Planning to hire TEAG to provide the services of programme management, including integration of sub-consultants, scheduling of studies and report production. TEAG will also supply sub-consultants to contribute expertise in methods of regulation, urban and developer economics, open space, noise and air pollution.

Other consultants to the Study Team, co-ordinated by the prime consultant but hired by the City, would provide knowledge of local conditions affecting development costs, transportation, zoning, social planning, wind effects, and public health. The estimated cost of the consultant's services for the four month Downtown Study is \$85,360 (\$77,600 plus 10% for contingency).

In addition, the Director of Planning requested approval of extension to the end of 1974 of two temporary positions of Planning Assistant III and Clerk-Stenographer II, expiring at the end of May. The estimated cost of these temporary staff and related office expenses is \$15,562.

Following fairly extensive discussion of this report with the Director of Planning and members of his staff present, your Committee

RECOMMENDS

- A. THAT Council approve the Downtown Planning Programme: 1974, outlined in the attached report of the Director of Planning dated April 4, 1974;
- B. THAT Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of \$15,562;
- C. THAT Council authorize the Director of Planning to employ TEAG consultant services;
- D. THAT Council refer the total budget to the Board of Administration for review and report back to Council.

INFORMATION

2. Citizens' Guidance Panel - Downtown Planning Programme

Your Committee noted reference in the report of the Director of Planning on Downtown Planning Programme: 1974 to a Citizens' Guidance

cont'd

Standing Committee of Council on Civic Development 3
April 4, 1974

Clause No. 2 (cont'd)

Panel. This Panel was established through the City Planning Commission to guide the Study Team and to provide communication between the on-going study and its "clients".

The Panel consists of 18 members representing workers, residents, business, development, cultural and other interests. The Panel has held six meetings to date and is examining ways of involving the public in the study.

Your Committee expressed concern with respect to the terms of reference, relationship to neighbourhood planning, selection of the panel, as well as whether or not it is truly representative of the Downtown "clients".

RESOLVED

THAT the Director of Planning report back to the Standing Committee on Civic Development on the composition, terms of reference, degree of representation, etc. of the Guidance Panel for the Downtown Planning Study.

RECOMMENDATION

3. Relocation of 6th Avenue Railway Line - Area 6

The Area 6 "Development Opportunity" report approved by Council on November 20th, 1973 assumed a relocation of the railway closer to 6th Avenue (page 13 of the report). The City Engineer and the Development Consultant submitted a report advising a preliminary new alignment plan showing elevation and grades has been prepared by the City Engineer and has been discussed with C.P.R. and B. C. Hydro. The preliminary costs are within the estimate reported to Council by the Development Consultant in November, 1973.

In order to complete this relocation, the City Engineer and the Development Consultant requested authority, along with other relevant City departments, to proceed with resolution of the following:

- (a) the extent of the realignment
- (b) the location of vehicular access points
- (c) an exchange of property
- (d) an agreement of work to be performed

The extent of the relocation and location of vehicular access points can best be determined after three design concepts have been presented to Council on April 23, 1974. However, it is necessary to commence negotiations immediately on property exchanges and to establish specifications for the new right-of-way to permit staff to have a final report for Council shortly after April 23, 1974.

RECOMMENDED

- A. THAT Council authorize the City Engineer, in conjunction with other relevant City departments, to commence negotiations for appropriate exchange between the C.P.R. and the City to permit realignment of the 6th Avenue railway in Area 6 with a report back to Council by the City Engineer when an agreement has been reached;

cont'd

Clause No. 3 (cont'd)

- B. THAT Council instruct the City Engineer to request the Canadian Transport Commission to include any crossing involved in the relocation of this railway line in the existing railway crossing fund.

At this point, the meeting adjourned to an "In Camera" session at 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 146-7

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

April 4, 1974

A meeting of the Standing Committee of Council on Community Development was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 4, 1974 at approximately 3:45 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

The Minutes of the meeting held March 7, 1974 were adopted.

RECOMMENDATIONS:1. Dunbar-Southlands Area Planning

Mr. Peter Brown, Chairman of the Dunbar Planning Committee, appeared as a delegation, presented a brief and requested the establishment of a Local Area Planning office in Dunbar-Southlands and the allocation of funds for its operation.

The Chairman advised the group that at the present time we have a number of Local Area Planning programmes going on and others under consideration, all of which involves expense as additional Planners have to be hired and other expenses are incurred.

The delegation pointed out that they merely wanted to go on record as requesting consideration of this matter and after discussion it was

RECOMMENDED,

THAT we agree in principle to the establishment of Area Planning in the Dunbar-Southlands Area and request the Director of Planning to report back on an appropriate budget and appropriate resources in terms of manpower for that particular area.

2. Furniture Request - Non-Profit Organizations

In June of last year the City Council adopted certain procedures for the distribution of City-owned surplus furniture to non-profit organizations involved in community work. In brief, the organization requesting furniture was to pay 10% of the auction value of the furniture and sign a contract with the City which would allow the City to buy back the furniture at the same price when either the organization wished to return it or the City requested its return. Each furniture request required Committee and Council approval.

The number of requests from various organizations is reaching 2 per week. The approval procedure is averaging $1\frac{1}{2}$ to 2 months. As this process is somewhat unwieldy, the Director of Social Planning and the Purchasing Agent in a report dated February 28, 1974 suggest the following alternative:

- " a. The Director of Social Planning receives the various requests, and satisfies himself that the purchaser is a legitimate non-profit organization, engaged in community work and that the amount of furniture requested reflects a realistic need.

Cont'd . . .

Standing Committee of Council
on Community Development

April 4, 1974 2

- b. The request, if meeting the requirements of a., be forwarded to the Purchasing Department (Manitoba Yards) to see which request items are available and surplus to the present and future needs of the City.
- c. The Manitoba Yards fill the order, as per stock on hand, fill in contracts and distribute the furniture.
- d. The Director of Social Planning report quarterly to the Standing Committee on Community Development on furniture sold in this manner.

It is also suggested that the following guidelines govern the above procedure:

- A. Each furniture request be limited in value to \$300 (auction value).
- B. Requests for furniture with a value over \$300 be referred to the Standing Committee on Community Development, for approval.
- C. No more than one request from each organization to be processed, as described above, in any one calendar year. Further requests in the same calendar year, from the same organization, would be referred to the Committee.
- D. The following limitations apply to each organization relevant to furniture requests, in order to allow an equitable distribution of surplus items that are in high demand, but low supply:
 - 1. 2 typewriters
 - 2. 3 desks and 3 steno chairs
 - 3. 2 worktables
 - 4. 6 office chairs
 - 5. 2 filing cabinets.
- E. The attached notice, or a similar notice, describing this furniture service provided by the City and the guidelines through which it is made available, be distributed in the future to organizations interested in acquiring furniture.

The Director of Social Planning and the City Purchasing Agent RECOMMEND that the Community Development Committee request City Council to:

- 1. Rescind the present procedure, adopted June, 1973, with regard to furniture requests;
- 2. Approve the above-described procedure and guidelines."

Your Committee

RECOMMENDS,

THAT the foregoing recommendations of the Director of Social Planning and the Purchasing Agent be approved.

Standing Committee of Council
on Community Development
April 4, 1974 3

3. Interim RM-3A Zoning in Kitsilano; Expenses Incurred by
the West Broadway Citizens' Committee

In a Board of Administration report dated March 4, 1974 the Director of Planning advised the West Broadway Citizens' Committee, acting on their own to inform the residents of the Kitsilano area on the rezoning, conducted an extensive notification programme. The Director of Planning noted in this report that these activities contributed significantly to the high degree of community involvement evident at the Public Hearing. The cost of this publicity amounted to \$315 and the Director of Planning recommended that Council approve a grant of \$275 (\$315 less \$40 for color slides which were used primarily for the Committee's presentation at the Public Hearing) to the West Broadway Citizens' Committee for expenses in publicizing the large-scale rezoning in the Kitsilano area in January, 1974.

The Director of Planning points out it will not be a continuing practice of giving grants to neighbourhood groups for the publicity of rezoning prior to Public Hearings.

Your Committee

RECOMMENDS,

THAT a grant of \$275 be given to the West Broadway Citizens' Committee to cover the cost of the extensive advertising done in connection with the Public Hearing in the Kitsilano area.

4. Charles/Adanac Lands

A delegation headed by Mr. Buster Foster and Mrs. Peggy Distefano appeared before your Committee in respect to development of the Charles/Adanac Lands. A brief was presented together with a plan of development for the area dated March 29, 1974 (a copy of which is attached).

Considerable discussion followed with respect to the development of this area and the following action was recommended by Mr. Ron Youngberg. in a report dated March 19, 1974 entitled "Plan for the Adanac Area".

- "a. Council can authorize the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.), duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in the matter of design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement).
- b. Council instruct the Director of Planning to make the necessary zoning application. This could be done almost immediately.
- c. Council should instruct the staff to prepare a subdivision in line with the plans. Those single family lots which are serviced and already subdivided can be marketed immediately for single family housing.
- d. Staff should be instructed to investigate further the details of subdivision, the feasibility of marketing and developing the land in the southeast corner of the Adanac/Charles area and report back. This could be done through Alderman Harcourt, Chairman Pro-tem, Adanac Planning Advisory Committee.
- e. The Supervisor of Property & Insurance should be instructed to negotiate for the purchase of Lots 15 and 16 in Block 2, southeast $\frac{1}{4}$ of Section 27, T.H.S.L.

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- f. Council should approve in principle at this time that a consultant be hired to prepare landscape plans for the treatment of the buffer area along 401 Cassiar and Charles Street and the development of playground facilities.
- g. Council should approve in principle that the cost of development of these buffer areas and playground facilities will come out of receipts from the sale of property in the Charles/Adanac area, or from an alternative source as may be proposed by the Director of Finance. The costs and maintenance of these areas will also have to be accounted for.

It is possible that portions of Charles Street used for screening can be consolidated with the personal care and family housing sites. The purpose of this would be that the developer would develop his own landscaping in accordance with plans approved by the City, and would maintain the same, at no expense to the City."

In dealing with this matter your Committee

RECOMMENDS,

- (i) THAT Council approve in principle the authorization of the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.), duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement).

- (ii) THAT Council instruct the Director of Planning to make the necessary zoning application.
- (iii) THAT Council instruct the Director of Planning to prepare a subdivision in line with the subdivision proposal as outlined in the Citizen's plan dated March 29, 1974.
- (iv) THAT Council approve in principle the establishment of a senior Citizens personal care complex as set out in the Citizen's plan dated March 29, 1974.
- (v) THAT the Supervisor of Property and Insurance be instructed to negotiate for the purchase of Lots 15-16 in Block 2, southeast $\frac{1}{4}$ of Section 27, T.H.S.L.
- (vi) THAT Council approve in principle that a consultant be hired to prepare, in consultation with the community, landscape plans for the treatment of the buffer area along 401 Cassiar and Charles Streets and the development of playground facilities, such plans to include a noise barrier on the east side of Cassiar and 401.
- (vii) THAT Council approve in principle that the cost of development of these buffer areas and playground facilities will come out of receipts from the sale of property in the Charles/Adanac area, or from an alternate source as may be proposed by the Director of Finance after discussion with the Park Board. The cost and maintenance of these areas will also have to be accounted for.

The meeting adjourned at approximately 4:45 p.m.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON HOUSING

April 9, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, April 9, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

A meeting of the Standing Committee of Council on Housing was to be held in the No. 2 Committee Room, Third Floor, City Hall, on Tuesday, April 2, 1974, at approximately 10:30 a.m., but there being no quorum present, Alderman Harcourt, Chairman, submits the following items to the Standing Committee on Housing at today's meeting for their consideration.

- I. Housing funds available in the National Housing Act
- II. Report on neglected housing (Block-Busting)
- III. Lodging House By-law (Section 7f)

The Committee considered these clauses and took action as follows:

INFORMATION:

1.I. Housing Funds Available in the National Housing Act

At a meeting of the Standing Committee of Council on Housing of February 26, 1974, your Committee resolved:

"THAT representatives of C.M.H.C., G.V.R.D. and the Provincial Government meet with the Standing Committee on Housing to discuss:

- (a) Funds available in Sections 15 and 43 of the N.H.A.
- (b) Funds available for development of:
 - (i) apartment houses (1 to 3 bedrooms)
 - (ii) town houses
 - (iii) other areas, e.g. single family dwellings."

Representatives of C.M.H.C., G.V.R.D. and the Provincial Government were present to discuss this with your Committee.

The Chairman advised that the City of Vancouver is very interested in getting involved in housing in Vancouver, and at present is awaiting a charter amendment which will give the City the power to borrow money from the National Housing Act for the development of housing. This charter amendment is presently before the Private Bills Committee of the Provincial Government.

It was noted that if the City wished to participate in the development of housing under Section 15 of the National Housing Act, it would first have to become a non-profit society to be eligible for 100% financing.

A representative of C.M.H.C. stated that presently C.M.H.C. provides a maximum of \$20,000 per senior citizen's housing unit and a maximum of \$30,000 for a single family dwelling.

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Report to Council
 Standing Committee of Council on Housing
 April 9, 1974 2

In view of the present situation in Vancouver these figures were considered unrealistic and it was suggested that the Housing Committee apply to the Federal Government to have the Maximum mortgage limits increased.

Reference was made to a workshop which will be held in the near future to deal with senior citizens and single family housing, with representatives from C.M.H.C., G.V.R.D, Provincial Government, Design Panel, non-profit organizations, etc. present.

The Chairman stated that a rental accommodation problem for the whole population will be facing the City of Vancouver over the next couple of years, and this workshop will hopefully result in some solutions to this problem.

Following brief discussions your Committee,

RESOLVED,

THAT the Director of Finance and Director of Legal Services meet with representatives of C.M.H.C. and Provincial Government to discuss the possibility of the City of Vancouver forming a non-profit society, thus allowing it to become involved in housing developments, and report back to this Committee.

II. Report on Neglected Housing (Block-Busting)

The Director of Permits & Licenses submitted a report on neglected housing dated March 27, 1974 for the Committee's consideration. This report stated that inspectors of the Department of Permits & Licenses have been reminded to report housing, either single houses or groups of houses, where there is a possibility of "block-busting" tactics being employed. Also, that building and site neglect or dilapidation occurred for the following reasons:

(a) Fire Damage

Following a fire of some proportions, damage can and does occur to buildings and contents which result in the entire site becoming unsightly, littered and generally an eye-sore. In most cases a certain time lag is inevitable until insurance adjusters have assessed the damage and settlement has been reached with the owners to enable them to carry out a clean-up.

(b) Lack of Finances

These cases are generally revenue properties with absentee owners, who may have "over-bought", and have nothing for maintenance.

(c) Age

There are a number of properties in the City which, through age, fair wear and tear, and years of neglect have reached a state of dilapidation where it is uneconomical to spend money on them so the present owners rent to individuals who do not care about appearances and the building goes further into disrepair. In these cases the property is usually in or near a commercial area. The owner has bought for speculation purposes, and the offending building will eventually be demolished as the real value rests in the land.

Cont'd . . .

Report to Council
Standing Committee of Council on Housing
April 9, 1974 3

(d) Careless Owners

Some people choose not to maintain their property at a high standard. These people can be urged to upgrade their premises, but the City does not possess the power to order them to take such action.

(e) Corporate "Block-busting"

It is not felt that this is a widespread practice in the City. There have been isolated instances where this has occurred, but it certainly is not general. This is the group to which Inspectors are particularly directing their attention.

When speaking to this report the Director of Permits & Licenses advised that corporate "block-busting" is very difficult to detect.

The Chairman stated that he wanted a more effective way of cleaning up untidy areas. Also, that the City is presently trying to get an amendment to the charter which would give it more power to prevent block-busting tactics.

The Committee felt that block-busting tactics were definitely being practiced in the City of Vancouver at present.

The Medical Health Officer advised that from a health point of view Section 12 of the Provincial Sanitation Regulations only allow his department to deal with extreme cases.

Following further discussions your Committee,

RESOLVED,

- A. THAT the report of the Director of Permits & Licenses on neglected housing dated March 27, 1974, be received.
- B. THAT the Director of Permits & Licenses be instructed to continue having his inspectors report housing, either single houses or groups of houses, where there is a possibility of "block-busting" tactics being employed.
- C. THAT a suitable by-law to more effectively control "block-busting" tactics be prepared for use when the charter amendment is granted.

III. Lodging House By-law (Section 7f)

A brief dated April 2, 1974, was submitted by Lynn Phipps, a community worker of the First United Church, for the Committee's consideration.

The brief suggests that the wording of Section 7(f) of the Lodging House By-law be changed. Presently, 7(f) states that "no person shall store perishable food in a sleeping room". The suggestion was to substitute the word "unwholesome" for the word "perishable".

It was noted that at a Standing Committee on Housing meeting on March 26, 1974, the Committee resolved to table this matter for 90 days in order to await reaction from landlords and tenants to the new Lodging House By-law.

The Medical Health Officer advised that the term "perishable" had a specific meaning (supports the growth of micro-organisms), but that "unwholesome" had a very general meaning, and would make this section very difficult to enforce. He further

Cont'd . . .

Report to Council
Standing Committee of Council on Housing
April 9, 1974 4

stated that Section 7(f) was put in the Lodging House By-law to control the accumulation of "perishable" foods, which when perishing, can be dangerous to the health.

It was noted that a translated instructional workshop on the new Lodging House By-law for Chinese-speaking lodging house operators in the Downtown Eastside area would be held in approximately one month's time.

Following brief discussion your Committee,

RESOLVED,

THAT this matter be tabled for ninety days in order to await reaction from landlords and tenants to the new Lodging House By-law.

2. B. C. Housing Foundation

At a meeting of the Housing Committee on January 15, 1974 when dealing with the request from the B. C. Housing Foundation for City owned land for a Senior Citizens Housing Project,

Your Committee RECOMMENDED,

THAT Lots A-G and Lot 10, after acquisition, and a portion of the N/S lane being on the south side of Venables east of Renfrew Street be sold to the Provincial Government for lease back to the B. C. Housing Foundation for the purpose of a Senior Citizen's Housing Development.

A representative of the B. C. Housing Foundation was present to discuss City assistance in acquiring property at the south-east corner of Renfrew and Venables Streets, being Lot 10, Block 2, north-west ¼, Section 24 for Senior Citizen's Housing Project.

He advised that the property owner had a language barrier, however she was willing to sell her property provided that the City would move her house.

It was noted that the City owned two lots adjacent to this site and that the most appropriate action would be to move this house to the east side of the site (from Lot 10 to Lot 15), however, this may not be economically feasible.

Following brief discussion your Committee,

RECOMMENDED,

THAT Council authorize the Supervisor of Property and Insurance to negotiate, and expropriate if necessary, for acquisition of property at the south-east corner of Renfrew and Venables Streets, being Lot 10, Block 2, north-west ¼, Section 24, for the purpose of a Senior Citizen's Housing Project.

3. Single Women's Housing Project - Nicola Street

A representative from the West End Planning Team gave an oral report on the background of the proposed housing project at 1280 Nicola Street. In this report she advised that on September 1, 1971, Mr. Norman Jones on behalf of the Society for the Christian Care of the Elderly filed an application for a development permit to construct a Women's Residence at 1280 Nicola Street. The project was intended to provide hostel type accommodation for single women in the 40 to 65 year age group who are living on Social Welfare.

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Standing Committee of Council on Housing
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That development permit application was refused on December 6, 1971 because the proposed development was not a use permitted by the RM-4 Multiple Dwelling District Schedule of the Zoning and Development By-law.

Later the West End area encompassing the site of this project was rezoned to RM-4A. This rezoning had a sizeable impact on this proposal, reducing the allowable floor area by nearly 50%.

As a result of involvement of the West End Planning Team, Mr. Jones was advised to make three significant changes to the earlier proposal.

- a. Bring the proposal within RM-4A zoning.
- b. Eliminate all shared spaces (excepting lounges) and make each unit self-contained.
- c. Include some one bedroom units for, say single parent with one child.

The West End Planning Team support the revised proposal.

Mr. N. Jones, architect, showed your Committee sketches of the proposed building. He advised that the proposed site was a 66' x 131' lot located at 1280 Nicola Street. Presently there is a rooming house with five or six suites on this site.

When this proposed project commenced in 1971, the building was designed to provide hostel type accommodation for 70 people with a total development cost of \$591,000 (approximately \$8,400 per person). The floor space ratio was 2.74. The latest proposal is a five storey building with five self-contained suites per floor accommodating 25 people. Total development cost is \$685,000. (approximately \$27,000 per person). The present floor space ratio in the RM-4A zoning is 1.55.

Mr. Jones expressed some frustration in view of the fact that this project is now in its third year, and has yet to get off the ground, and requested endorsement of this project by the Housing Committee and also confirmation of a Provincial grant.

Your Committee advised that it could endorse the project, however, it would be very difficult to justify placing only 25 people in such an expensive building and thus the Provincial Government probably would not give financial support. Your Committee noted that to qualify for a Provincial Government grant, this project would need at least 45 units at a cost of approximately \$8,4000 per person.

Following discussion your Committee,
RESOLVED,

THAT this matter be deferred pending report back from the West End Planning Team with a recommendation for a proposed (financially justifiable) housing project with at least 45 units.

4. Semlin Drive Family Housing Scheme

At a meeting of the Standing Committee on Housing on March 19, 1974 your Committee recommended,

THAT Council approve in principle the sale of the following City-owned lands for a price of \$225,000 to G.V.R.D. for the developments of low rental family housing:

- (i) S/S of Triumph Street between Semlin and Lakewood Drive; Lots 1 - 3, Block 29, D.L. 184

Report to Council
Standing Committee of Council on Housing
April 9, 1974 6

- (ii) N/S of Pandora Street between Semlin and Lakewood Drive; Lots 14 - 16, Block 29, D.L. 184
- (iii) S/E corner of Pandora Street and Semlin Drive
Lots 1 - 3, Block 36, D.L. 184.

A general discussion ensued regarding the selling price of this property for a proposed family housing project.

It was noted that if the selling price was too high in proportion to the buildings being constructed the density might be increased to get the unit price down, and this could result in sub-standard housing. Also, the mortgage rates would be too high.

Following discussion it was,

RECOMMENDED,

THAT this matter be deferred pending further report back from the G.V.R.D. on project costs and other matters for consideration of the Standing Committee on Housing.

The meeting adjourned at approximately 12:00 noon.

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FOR COUNCIL ACTION SEE PAGE(S) 148-9

REPORT TO COUNCIL

JOINT MEETING

STANDING COMMITTEES ON FINANCE & ADMINISTRATION
AND SOCIAL SERVICES

APRIL 11, 1974

A joint meeting of the Standing Committees of Council on Finance and Administration and Social Services was held at approximately 11:30 a.m., in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari and Volrich

ABSENT: Alderman Gibson

CLERK TO
THE COMMITTEE: M. Kinsella

RECOMMENDATIONS

1974 Civic Grant Requests - Social Services

The Committees considered the report of the Director of Social Planning dated April 3, 1974 on Civic Grant Requests - Social Services. These grants were reported on in three parts.

RECOMMENDED THAT grants be approved as follows subject to:

- (a) the conditions outlined in the attached report of the Director of Social Planning.
- (b) any further conditions set by the Standing Committees and noted below.
- (c) the agencies obtaining cost sharing under Canada Assistance Plan where applicable and noted in the attached report of the Director of Social Planning.

ORGANIZATION	1974 REQUEST	1974 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
1. <u>Legal Aid and Education</u>			
- B.C. Civil Liberties Association	\$10,000	no action	
- Vancouver Peoples Law School	16,800	no action	
- Vancouver Community Legal Assistance Society (V-CLAS)	20,000	\$16,500	
2. <u>Neighbourhood Services</u>			
- Kitsilano Day	858	850	
- Kiwassa Neighbourhood Service	6,500	6,500	
Less CAP approved		3,250-	
- West End Landlord Tenant Association	8,085	8,085	
Neighbourhood Services Association			It was suggested the Association investigate the possibility of funding under the new Provincial Government Landlord and Tenant Act
Neighbourhood Houses	54,400	54,400	
Less CAP approved		27,200-	
3. <u>Family, Youth and Senior Citizen Services</u>			
- Y.W.C.A.			
- Sunset	12,438	12,438	
Less CAP approval estimate		6,219-	
- Strathcona	11,152	11,152	
Less CAP approval estimate		5,576-	
- Family Service Centres	42,400	42,400	
Less CAP approved		21,200-	
- Salvation Army	17,500	17,500	
Less CAP approved		8,750-	

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 2
AND SOCIAL SERVICES, APRIL 11, 1974

ORGANIZATION	1974 REQUEST	1974 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
- St. James Social Service	\$ 7,000	\$ 7,000	
- National Council of Jewish Women Less CAP approval estimate	8,000	8,000	
- Y.M.C.A. Youth Employment Services	4,200	4,200	
- St. James United Church	7,500	no action	Outward Bound Subject to Social Planning Dept negotiating an agreement with Outward Bound to provide schola ships for specific boys as the need arises.
- Outward Bound	8,500	5,000	
- Boys Clubs of Vancouver Less CAP approved	10,000	10,000 5,000-	
- Big Brothers Less CAP approved	19,852	19,852 9,926-	
- Meals on Wheels Less CAP approved	5,000	5,000 2,500-	
- New Hope Centre Less CAP approval estimate	8,040	8,040 4,020-	
- Dugout Day Centre Less CAP approved	8,000	8,000 4,000-	
- Vancouver Indian Centre Less CAP approved	29,379	16,500 8,250-	
- Family Place Less CAP approval estimate	20,000	20,000 10,000-	
4. <u>Services for the Handicapped</u>			
- Canadian Paraplegic Assoc. less CAP approved	15,000	15,000 7,500-	Vancouver Resource Society for the Physically Disabled The Director of Social Planning to investigate accommodating this service with similar existing services.
- Vancouver Resource Society for the Physically Disabled	3,972	3,972	
- 3-H Society less CAP approval estimate	10,600	7,950 3,975-	
- Vancouver Neurological Centre	8,050	8,050	Canadian Diabetic Association Subject to Social Planning Dept negotiating an agreement with Canadian Diabetic Association to provide scholarships for specific children as the need arises.
- Canadian Diabetic Assoc. less CAP approved	2,500	2,500 1,250-	
- Western Institute for the Deaf	12,000	no action	
- Canadian Cultural Society for the Deaf	200	no action	
5. <u>Mental Health Services</u>			
- Vancouver Emotional Emer- gency Centre	6,450	6,450	
- Mental Patients Assoc.	15,000	15,000	
- Coast Foundation	3,385	3,385	
- Se-Cure	1,000	500	
- Elizabeth Fry Society less CAP approval estimate	12,975	no action	
- Crisis Centre less CAP approved	15,000	15,000 7,500-	
- Activator Society of B.C. less CAP Approved	10,000	2,500 1,250-	
6. <u>Miscellaneous</u>			
- S.F.E.C.	10,000	no action	
- S.F.C.A.	9,000	6,600	
- B.C. Borstal Assoc.	3,600	no action	

Cont'd . . .

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 3
AND SOCIAL SERVICES, APRIL 11, 1974

Community Development Services (NSA)

The Committee noted the comments of the Director of Social Planning in his report with respect to Community Development Services (NSA). The Director of Social Planning made no recommendation on the grant request of the Neighbourhood Services Association for \$57,500 for community development services. It was noted that the Social Planning Department disagreed with the present role and performance of Neighbourhood Services Association Community development Department staff.

Letters in support of funding for the Neighbourhood Services Association Community Development Services were noted by your Committee. In addition a number of people present at the meeting from various community organizations spoke in support of this service. The consensus was that prior to reaching a decision on this grant a detailed outline of the work of the Neighbourhood Services Association Community Development Services should be received.

RESOLVED,

REFER the matter of funding of NSA Community Development workers to the Director of Social Planning for assessment and report to Council in two weeks, this report to be on a programmed budget basis.

(NOTE: Subsequent to the meeting the Director of Social Planning advised his report will not be available until the April 30th Council meeting.)

Information Centres

Representations were heard from representatives of a number of information centres urging that their grant requests be increased to reflect the higher operating costs, e.g., rent, light, etc.

RESOLVED,

TO refer the portion of the report on funding of information centres back to the Director of Social Planning for revision of the grant recommendations to reflect the increased operating costs, for early report to Council.

The meeting adjourned at approximately 1:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 149

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

April 11, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, April 11, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Hardwick

CLERK: R. Demofsky

RECOMMENDATION1. Day Care Priority Sites

At its meeting of April 4, 1974, the Standing Committee on Social Services resolved

"THAT representatives of Day Care Information Centre report back to the Standing Committee on Social Services with a list of priority property for proposed day care sites."

Mr. P. Murphy, Day Care Information Centre, submitted the following list of proposed city-owned sites for day care centres to your Committee:

- (a) West End: Lot B of 22-25, lots 26-30, Blk. 14, D.L. 185
(1000 Block Beach Street)
- (b) Renfrew-Collingwood: Lots 34-35 of Blk. 104-106, D.L. 36 and
51 (S/E Hoy Street, 29th Avenue to Moscrop Street)
- (c) Kensington/Cedar Cottage: Lots 9-11, Blk. 168, D.L. 264A
(Victoria Drive and 13th Avenue)
- (d) Kensington/Cedar Cottage: Lots 12-13, Blk. H, D.L. 301
(N/W Corner, King Edward and Windsor Street)
- (e) Kensington/Cedar Cottage: Lots A and B of 14 and 15, Blk. 124,
D.L. 741 (S/W corner, 24th Avenue and Brant Street)
- (f) Fraserview-Mount Pleasant: Lots 13-24 of A, Blk. 159, D.L. 264A
plus Lots 13-24 of B, Blk. 159, D.L. 264A (park site
N/S 10th Avenue between Clark and Glen Drives)
- (g) Fraserview-Mount Pleasant: Lots 1-12 of A, Blk. 159, D.L. 264A
plus Lots 1-12 of B, Blk. 159, D.L. 264A (China Creek
Park, south of Broadway)
- (h) Kitsilano: Lots 19-20 excluding right-of-way, Blk. 305,
D.L. 526 (N/E corner, 8th Avenue and Arbutus)

cont'd

Standing Committee of Council on Social Services 2
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Clause No. 1 (cont'd)

- (i) Cambie-Riley Park: Lot C of 1-3, Blk. E, D.L. 301 (N/E corner, King Edward and Carolina Streets)
- (j) Sunset-Victoria-Killarney: Lots D, E, and F of A, Blk. 31, D.L. 313 (S/E corner 64th Avenue & Buscombe Street)

With respect to 1000 Block Beach Avenue, Mr. Murphy advised that day care children will be moved out of their present day care centre in approximately one month and requested that Council expedite this matter as quickly as possible. He further advised that sites (a) through (j) had been inspected by Community Care Facilities Licensing, Day Care Information Centre and other respective groups in the area and all agreed that these sites were suitable for day care centres. Following further discussion, it was

RECOMMENDED

- A. THAT Council approve the proposed ten sites for day care centres, including water, sewer and electrical connections and a two-year lease at \$1.00 per year for each site;
- B. THAT Council instruct the Supervisor of Property and Insurance to submit his report on 1000 Block Beach Avenue directly to Council.

INFORMATION

2. Lengthy Delays Encountered by People Applying for Mincome

A letter dated April 5, 1974 from the Department of Welfare and Rehabilitation on the above subject was submitted for the Committee's consideration. The letter advised that the delay in completing Mincome applications no longer exists. However, the delay between completing the application and receiving the first cheque still exists and is the result of a method presently used processing the cheques in Victoria. The Department of Welfare and Rehabilitation has sent a proposal to Victoria in which a cheque is issued by the Vancouver office on a Mincome Imprest Account for the period up to the first cheque being issued by Victoria. However, to date, no reply had been received. Following brief discussion, it was

RESOLVED

THAT the Standing Committee on Social Services endorses the principle of a Mincome Imprest Account, whereby the initial cheque for Mincome would be issued from the Vancouver office with subsequent cheques issued from Victoria, and requests the Minister of Human Resources to implement this proposal immediately.

3. Emergency Shelter for Native Young People

Mr. S. Butterworth, Department of Human Resources, advised the Committee that the B.C.A.N.S.I. has had a three-year lease on a house on Prior Street for over a year. When questioned why this house has not been renovated, he advised that it is the responsibility of the B.C.A.N.S.I. to submit plans to the departments concerned, and these plans have not been submitted yet. Following further discussion, it was

cont'd

Clause No. 3 (cont'd)

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested to speak to a member of the B.C.A.N.S.I. with respect to their appearing before the Standing Committee on Social Services with their plans and also with any problems they are encountering with City Departments.

4. Length of Stay of Clients in Catholic Charities

A letter from the Department of Welfare and Rehabilitation dated April 5, 1974 on the above noted subject was submitted for the Committee's consideration. This letter stated that the Catholic Charities hostel is used in a number of ways. In summary, it stated that two definite groups use Catholic Charities:

- (a) Short Term: Those who requested the hostel while awaiting their welfare cheque (average stay of approximately 7 days).
- (b) Long Term: No ID, no address. Though given two weeks initially, it is found that the majority do not wait that long (average stay of approximately 10 days).

Mr. S. Butterworth, Department of Human Resources, advised that last month there was 98% occupancy. He further suggested that 20% more beds could be obtained if cash assistance was given.

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested to report back to the Standing Committee on Social Services with an inventory of beds available and the number expected to be required over the next few months.

5. Continental Hotel - Bridge 'Y'

A letter from the Minister of Human Resources dated April 3, 1974 on the above subject was submitted for the Committee's consideration. This letter stated that the Department of Human Resources would participate in the usual way in funding the Y.W.C.A. for a hostel accommodating up to 40 girls at a per diem rate of \$8.00, but that the hostel to only provide accommodation and food and not extra services such as social services and counselling. Representatives from the Y.W.C.A. stated that they were not interested in a hostel programme unless counselling could also be provided. However, they did state that they would be willing to work with another group.

The Chairman advised that under the terms of the lease, the Y.W.C.A. has been given notice to terminate occupancy of the Continental Hotel - Bridge 'Y'. It was noted that the Mariner's Club-Denham Court complex would cost approximately \$175.00 per month per girl. It was further noted that unless accommodation could be obtained at a fairly low rate it would be extremely difficult to operate for \$8.00 per diem per person. Any building acquired will require renovations to bring it up to Community Care standards. Following further discussion, it was

Clause No. 5 (cont'd)

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested, in conjunction with other interested groups, to locate a building suitable for providing hostel accommodation for 40 girls (or possibly two buildings accommodating 20 girls each) and to contact a number of non-profit organizations who would be prepared to submit proposals on such a project, with a report back to the Standing Committee on Social Services.

RECOMMENDATION

6. Proposed Demolition of Homes and Eviction of Tenants - 1400 Block Kitchener and Odlum Drive

The Chairman referred to a letter he had received stating that Koffman Foods is constructing a warehouse in the area of 1400 Block Kitchener and Odlum Drive. This property is zoned M-1 (light industrial). This proposed construction will mean demolition of homes and eviction of tenants.

RECOMMENDED

THAT Council authorize the Chairman of the Standing Committee on Social Services to discuss this matter with representatives of Koffman Foods and report back to Council with a recommendation.

INFORMATION

7. Family Court Committee

At a meeting of the Standing Committee on Social Services on August 30, 1973, when dealing with a report of the Family Division Committee of the Family and Juvenile Court, your Committee made seven recommendations. To date, some of the action recommended remains outstanding. The Committee felt that these recommendations should be reviewed at the next Social Services meeting, at which time representatives of the Family Court Committee could be present to discuss these matters with the Committee.

The meeting adjourned at approximately 2:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 149-150

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 11, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 11, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

INFORMATION

1. "STEP '74" Student Summer Employment

On April 2, 1974 City Council approved the following Board of Administration recommendation in regard to "STEP '74":

- "A. That the Board of Administration review, and be authorized to approve on behalf of the City, departmental proposals:
- a. Where the full cost will be covered by the provincial contributions, or
 - b. Where the City's cost can be covered within the department's budget.
- B. That Council authorize the Standing Committee on Finance and Administration to review proposals not meeting 'a' or 'b' of 'A', and to approve such proposals on behalf of the City up to \$50,000.
- C. That, if the total number of students in proposals approved under 'A' and 'B' exceeds the allocation from the G.V.R.D. (presently 204), that Standing Committee be authorized to set priorities. (These would indicate to the Province which applications are submitted against our allocation from the G.V.R.D. and which against possible additional numbers if some districts do not use their allocations.)"

The Committee had for its consideration a report dated April 8, 1974 from the City Engineer outlining the proposals from various City Departments and Boards which would have employed a total of 162 students. This figure was less than the City's allocation of 204 so no priority rating was necessary. Eighteen of the projects, accounting for 89 student jobs, fell into categories Aa and Bb, those with the cost fully covered by the Province or where the City's cost is to be absorbed in the present departmental budget.

Twenty projects were considered by the Committee, employing a total of 73 students.

The following were approved by the Committee:

<u>Proj. No.</u>	<u>Department</u>	<u>Name of Project</u>	<u>Number of Students</u>
19	Finance	Payroll & Billing Clerks	2
20	Park Board	Day Trips - Handicapped	3
21		Sports Camp - Retarded	4
22		Handicapped Teens	5
23		Day Camping for Elder Citizens	3

Standing Committee on Finance and
Administration
April 11, 1974 2

<u>Proj. No.</u>	<u>Department</u>	<u>Name of Project</u>	<u>Number of Students</u>
24		Drop-In - Handicapped	3
26	Engineering	Transportation Survey	14
27		Water Quality Control	1
28		Street Restoration Survey	2
30		Library Action '74	17
31	Permits and Licenses	Civic Building Drawing	1
32		Special Summer Relief	2
34	Personnel	Personnel File Conversion	2
35		Employee Handbook	1
36	Planning	City Planning Project	5
37	Social Planning	Grant Request System	1

Tables I and II attached show the estimated cost of the projects and the cost break-down.

Your Committee RESOLVED,

THAT the above 66 student positions be approved for a City expenditure of \$18,531, and

FURTHER THAT, in the case of projects 31 and 32 in the Department of Permits and Licenses, that that department be approached to see if they could use more students from the program to cope with any work backlog they may be experiencing.

RECOMMENDATIONS

2. 1974 Departmental Budget Appeals

Your Committee heard representatives of the following two Departments, appealing decisions of the Budget Review Committee in respect of certain budget items:

<u>Department</u>	<u>Appeal for Budget Increase</u>
Police	\$163,400
City Planning	\$ 69,106

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to the above requests, your Committee RECOMMENDS as follows:

A. Police Department

Recommended that the following be approved for inclusion in the Police Department's 1974 budget:

Purchase of Portmobiles and
Portable Radios \$161,750

FURTHER THAT the Department's 1974 Supplementary Capital Budget request for \$100,000 to convert radio equipment to the new frequencies be reduced by \$37,350.

B. City Planning Department

Recommended that the following be approved for inclusion in the City Planning Department's 1974 budget:

- (i) Consultants - General \$15,000
- (ii) Chinatown Beautification -
Translator and Report \$10,000

Subject to details of expenditure being approved by the Community Development Committee.

The Committee RECOMMENDS,

THAT the request of the Director of Planning for \$3,000 for study trips for staff members be referred to the Mayor for discussion with Department Heads.

No action was taken on the request for carpet in the large open area in the Planning Department. Following discussion, it was RESOLVED,

THAT the matter of carpeting in City Hall be referred to the Board of Administration for report to the Standing Committee on a possible program for carpeting in the City Hall in those areas where it is felt to be necessary.

3. Old Museum Building

City Council, on June 5, 1973 adopted the recommendations of the Finance Committee dated May 24, 1973 in regard to the Old Museum Building. The recommendations were;

- "A. That the preservation of the Old Museum Building and renovations and additions as detailed in the report of the Director of Permits & Licenses dated May 7, 1973 shown as Scheme "A" (renovation cost estimate \$697,300.00) be approved in principle.
- B. Further, that because of the historical aspect of the building and because of the involvement of the Provincial Government in respect of the Health & Welfare Services to be provided from this building the City, through Alderman Bowers, approach the Provincial Government with a view to the Government assisting in the financing of these renovations and additions.
- C. Further, that the Board of Administration report on the services and staff to be relocated in this building at an optimum allocation of space."

Your Committee had this day, for its consideration, a report of the Board of Administration dated April 1, 1974. The Board stated that of the five Departments originally allocated space (Police, Social Planning, Probation Services, Health & Fire) Welfare and Probation have become Provincial Departments. Of the three remaining with the City only the Health Department enthusiastically request renovation of the Old City Museum Building to proceed. The Board noted that the Health Department may, within the foreseeable future also become a Provincial responsibility.

Standing Committee on Finance and
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In regard to renovation 'B' above there has been no positive response from the Premier in regard to Provincial Government assistance in the financing of renovations and additions. The Minister of Human Resources has declined to use space in the building for Welfare Service and it's compensation for use by the Probation Service has yet to be negotiated. It would appear unlikely that assistance would be made available.

The Board also reported that the Assistant Director, Building Construction and Maintenance Division has advised that construction costs continue to rise.

Your Committee,

RECOMMENDS,

- i) THAT the plan to add office space and a elevator on the south side of the building be canceled;
- ii) THAT it is considered desirable to retain the building, renovations to be limited to minimal;
- iii) THAT Alderman Sam Bawlf of Victoria be requested to come over to give the City a second opinion as to what kind of use might be made of the building and, in discussion with the architects, suggest what kind of renovations would be practicable;
- iv) THAT other organizations and agencies, including the Parks Board and First United Church, be requested to submit suggestions for other possible uses for the building.

4. Miscellaneous Grants - 1974

Your Committee considered a Board of Administration report dated April 8, 1974 which included Miscellaneous Grant requests which had not been previously dealt with as cultural or social service grants.

Your Committee,

RECOMMENDS, That the following grants be approved,

- a) Salvation Army (Capital). \$ 25,000

City Council in 1971 approved a grant of \$25,000 for capital improvements and recommended to succeeding Councils that similar grants of \$25,000 be made up to and including 1974 for a total of \$100,000.

- b) City Planning Commission \$ 17,600.58
(pending a report on the reorganization of the City Planning Commission.)
- c) Grants in lieu of Taxes \$ 75,000
- d) Vancouver Museums and Planetarium Associations
. \$637,100

The meeting adjourned at approximately 3:15 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT

April 11, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.2 Committee Room, third floor, City Hall, on Thursday, April 11, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Alderman Gibson
Commissioner DuMoulin

COMMITTEE
CLERK: M. Cross

RECOMMENDATION

1. Port of Vancouver Leasing Arrangements

In a letter dated March 11, 1974, Mr. F. J. N. Spoke, Port Manager, Port of Vancouver, wrote to Mayor Phillips requesting the City's views regarding short-term leases in the Waterfront area between Granville and Columbia Streets. Mr. Len Carlyle, representing Port of Vancouver, advised that the applications received are for people-oriented uses such as marinas, harbour tours and mooring historic vessels.

RECOMMENDED

THAT Council withhold any action on leases in the Waterfront area until the Waterfront Planning Study is completed.

FURTHER THAT the Chairman write to Mr. F. J. N. Spoke requesting that he send a representative to the meetings of the Standing Committee on Waterfront as an observer.

2. Work Schedule Stage III Waterfront Planning Study

The Chairman reviewed the work schedule for Stage III of this study as outlined in the Project Manager's memo dated April 5, 1974. A discussion followed with regard to responses to the Pamphlet, number of alternatives to be developed, cost-benefit ratio, etc.

RECOMMENDED THAT Council

- (a) Approve in principle, Work Schedule Stage III Waterfront Planning Study.

cont'd

Standing Committee of Council on Waterfront 2
 April 11, 1974

Clause No.2 continued

- (b) Authorize the Committee to receive all responses to the Pamphlet "Waterfront Planning Study Stage II Alternatives" and refer them to the Project Manager to incorporate into the next stage proposals.
- (c) Defer consideration of the report from the Board of Administration on the Marathon Realty proposal for the City Centre Waterfront until such time as the Project Manager presents his proposals.
- (d) Instruct the Project Manager to develop two proposals i.e. Alternative IV - mixed activities, and a variation of Alternative IV which highlights the recreational aspects of Alternative I.
- (e) Instruct the Project Manager to develop a model depicting the final two proposals.
- (f) Approve the budget outlined on Page 2 of the memo from the Project Manager dated April 5, 1974.

INFORMATION

3. Public Access to Fraser River under Knight Street Bridge

In a report dated April 9, 1974, the City Engineer outlined the status of negotiations which have been carried out with the Department of Highways and B. C. Hydro Railway officials for the development of a public access area to the Fraser River and a fishing platform under the Knight Street Bridge.

The Chairman advised that the Minister of Highways had agreed to share the cost of landscaping the area but that they are now not prepared to approve the proposals for the fishing platform in view of the public liability for which the Department would be responsible. The Engineering Department has developed an alternate scheme to provide a fishing platform which will overcome the Department of Highways' objections. The estimated cost of the alternate scheme is \$8,500. Mr. S. Townsend, Assistant City Engineer, Streets and Structures, advised that the figure should be revised to \$10,000 to include a protective railing around the fishing platform.

The Committee agreed that the Engineering Department should revise their report to reflect this change and ask Mr. Townsend to approach the Department of Highways with the scheme with a view to obtaining 1/3 financing.

RESOLVED

THAT this matter be deferred to the next meeting at which time a revised Engineering Department Report will be available.

4. Policing Factors - Waterfront Planning Study

The Committee had before them a letter from Acting Chief Constable Winterton enclosing staff reports dealing with policing factors for the Waterfront Planning Study.

Inspector J. Lake was present and outlined the factors of concern to the Police Department.

cont'd

Standing Committee of Council on Waterfront 3
April 11, 1974

Clause No.4 continued

RESOLVED

THAT the reports on Policing Factors for the Waterfront Planning Study be received for information and referred to the Project Manager for discussion with Inspectors Hornell and Lake.

5. Vanterm - Access

In a report dated March 26, 1974, the City Engineer advised that the National Harbours Board are considering access to Vanterm via an overpass at the north end of Clark Drive. Mr. Brian Wallace, Transportation Engineer, outlined the study done by the National Harbours Board indicating that specific closures of the existing at-grade crossings are still subject to a detailed study and the technical aspects have to be dealt with in the next detailed design phase.

The Chairman suggested that a joint steering committee comprising representatives of the Engineering Department and the National Harbours Board be set up to establish cooperation between the two agencies to work together on the next detailed design study.

It was agreed that the report would be revised to reflect the Committee's discussion.

RESOLVED

THAT this matter be deferred for two weeks pending submission of a revised report from the Engineering Department.

6. Correspondence

The Committee were in receipt of a memo from the Project Manager dated March 25, 1974, suggesting that some guidelines should be revised. The Committee received the memo for information and referred it to the Project Manager to include in the next stage of the study.

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 151

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

April 11, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 11, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATION:

1. Neighbourhood Improvement Program
Detailed Selection of Areas

The Director of Planning advised in his report dated April 5, 1974 (copy of which is attached) that the Province has allocated funds to the City of Vancouver as follows:

Provincial Grant	-	\$ 750,000
Federal Grant	-	1,500,000
Federal Loan	-	<u>750,000</u>

TOTAL: \$3,000,000

The report dealt with the subject matter under the following headings:

- (a) Introduction
- (b) Selection Process
- (c) Request for Contributions from the Senior Governments for the Selection Process

and concluded with the following recommendations:

"It is RECOMMENDED, therefore, that the Standing Committee on Community Development endorse the above report and the attached estimate of funds required for neighbourhood selection as estimated in Appendix 'C' for submission to the Province and Central Mortgage and Housing Corporation, as the City's request for contributions in the amount of \$2,625 from the Province and \$5,250 from Central Mortgage and Housing Corporation towards the cost of neighbourhood selection.

It is further RECOMMENDED that Council approve the appropriation of \$2625 for the City's share of this work from the \$1,000,000 allocation of Urban Renewal funds previously approved by Council for Neighbourhood Improvement Programs, in advance of Council consideration of the 1974 Capital Budget."

With respect to the \$3,000,000 allocated, it was the general feeling of the Committee that possibly 2 areas, one large and one small, or 2 medium-sized areas might benefit from this allocation of monies, and it was suggested that the Director of Planning come back with suggestions as to one or 2 priority areas. Mr. Geach advised that this can likely be done by the middle of May.

After due consideration and direction to the Officials, it was

RECOMMENDED,

THAT the recommendations quoted above be approved.

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 151

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 18, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 18, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

RECOMMENDATIONS:

1. 1974 Departmental Budget Appeals

Your Committee heard representatives of the following two Departments and Boards appealing decisions of the Budget Review Committee in respect of certain budget items:

<u>Department</u>	<u>Appeal for Budget Increase</u>
Social Planning	\$ 51,867
Library Board	\$ 73,697

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to these requests, your Committee RECOMMENDS as follows:

A. Social Planning Department

Recommended that the following be approved for inclusion in the Social Planning Department's 1974 budget:

i) Continuation of the "Urban Reader" \$ 27,067

This funding is provided for this year only on the understanding that the Department of Social Planning seek CAP funding for the publication of the Urban Reader and on the condition that possibilities be explored whereby the publication become more self-supporting.

It was FURTHER RECOMMENDED,

THAT that portion of the \$27,067 allocated for salaries be increased by 12% to bring them in line with 1974 salary awards.

During the course of discussion Alderman Harcourt agreed to act as a liaison on behalf of the Committee to look into additional sources of funding for the Urban Reader and report back to the Committee in 3 month's time.

ii) Continuation of the Downtown
Information Service \$ 4,800

iii) Purchase of Information
Service Fund \$10,000

This to be a discretionary fund with the Director of Social Planning submitting to Council semi-annual reports of the expenditure of the funds.

cont'd

Standing Committee on Finance and
Administration
April 18, 1974 2

B. Library Board

Recommended that the following be approved for inclusion
in the Library Board's 1974 Budget:

- i) Books and other Library
Material \$ 30,000
- ii) Six-Day opening of
Branches \$ 7,000

The Library Board has been considering opening Community
Branches of the Vancouver Public Library on a 6-day basis to
commence in 9 of the branch libraries on September 1, 1974.

After considerable discussion on the basic philosophy
of whether or not libraries should be open six days a week to
increase the availability, it is

RECOMMENDED,

THAT the sixth day opening be tried in two branches,
specifically Mount Pleasant and Kitsilano, beginning
in September 1974 and

FURTHER, that the Library Board report back to the Committee
in January 1975 on the success in these two branches.

2. Miscellaneous Grants 1974

A. Greater Vancouver Visitors and Convention Bureau.

In dealing with the grant request of the Greater Vancouver
Visitors and Convention Bureau in January 1974 your Committee
resolved:

"That the City of Vancouver present a request to the
Provincial Government for additional financial assistance for
revenue for the Greater Vancouver Visitors and Convention
Bureau.

Further, that the Greater Vancouver Visitors and Convention
Bureau present a report to this Committee giving facts and figures
that would assist the City in making its presentation to the
Provincial Government.

Further, that the Chairman and representatives of this
Committee and representatives of the Visitors and Convention
Bureau meet with the Honourable Mr. Hall, the Provincial Minister
of Tourism to present to him a brief and discuss the present
situation of the Visitors and Convention Bureau in the City of
Vancouver."

The meeting referred to, with the Honourable Mr. Hall,
Provincial Minister of Tourism has not yet taken place. It
was reaffirmed in the meeting however, that the Chairman and
representatives of the Committee would request a meeting with
the Honourable Mr. Hall requesting the Provincial Government
to provide additional financial assistance for the Bureau.

The Committee had for its information this day a letter
from Mr. Hugh B. Main, General Manager of the Bureau in which
he stated the more important areas of inflationary cost increases
in the year 1974 over 1973 in the servicing and information
section of the Bureau. These increases amount to \$26,100. On
the basis of this information and the fact that the grant to
the Visitors Bureau has been constant at \$100,000 for the last
several years it is,

RECOMMENDED,

THAT an amount of \$125,000 be granted to the Vancouver
Visitors and Convention Bureau for 1974.

Standing Committee on Finance and
Administration

April 18, 1974 3

B. Vancouver Sea Festival

In 1973 City Council approved a grant of \$10,000 to be made to the Vancouver Sea Festival with a further \$10,000 to be matched by funds raised from other sources and that the organization be advised that it was Council's intention that that be the last year for a grant of this nature.

The program for the 1974 Sea Festival is being planned for the end of July although some part of their program has been transferred to the beginning of that month to co-incide with Folk Fest 1974.

Your Committee determined that they had insufficient information to make a grant recommendation. Following discussion your Committee,

RECOMMENDS,

THAT a delegation on behalf of the Vancouver Sea Festival be invited to appear before Council to speak to the matter.

C. Folk Fest 1974

Folk Fest 1974 is being held in the first week of July in conjunction with the opening of the Granville Transit Mall. Again, your Committee felt there was insufficient information to recommend a civic grant. Your Committee,

RECOMMENDS,

THAT, representatives of Folk Fest 1974 be invited to appear as a delegation before Council to speak to the matter.

3. 1974 Revenue Budget Estimates

Your Committee had for its information and consideration a report of the Board of Administration dated April 11, 1974. This report summarized the current budget position.

It is,

RECOMMENDED,

THAT the 1974 Revenue Budget Estimates as amended by your Board and the Director of Finance during budget reviews be approved;

THAT the provision for capital purposes be increased from 1.25 mills to 1.50 mills;

FURTHER, that the 1974 mill rate for General Purposes be set at 14.9 mills and,

THAT the Director of Finance be authorized to adjust, through contingency reserve any balance of surplus or deficit remaining after adjusting for grants and items appealed this day.

cont'd . . .

Standing Committee on Finance and
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4. Mayor's Fund.

Your Committee considered a request from the Mayor to increase the Mayor's Fund from \$10,000 to \$12,000 on the basis that all travel expenses incurred by the Mayor will be charged to this fund rather than general government/travel expenses.

It is,

RECOMMENDED,

THAT the Mayor's Fund be increased by \$2,000 on that basis.

CONSIDERATION

5. Special Review - Preliminary Budget Estimates

Several items were set aside during the Finance Committee's review of the Preliminary 1974 Budget Estimates submitted by the Director of Finance in November 1973.

At that time the Committee wished to further review these items during the final consideration of the 1974 Revenue Budget. It was felt that the Committee at this time would be in a better position to determine whether or not there would be a necessity to cutback on services and that the general financial situation would be better understood. The items were such that they do not involve increasing service and therefore, had been included in the 1974 financial budget. Your Committee determined to take no action in all but one of these areas.

In the Engineering Departmental budget an amount of money is allocated for the lane oiling program. It had been stated that an amount of 31,000 dollars could be reduced if this program were cut back. A motion in Committee that the City Engineer report on the possibility of the lane oiling program being done entirely at the expense of residents involved resulted in a tie vote and is therefore submitted to City Council for CONSIDERATION.

INFORMATION

6. City Engineer - Sewer

During budget review a total of \$213,000 for sewer equipment was deleted from the budget and will be reported on to Council at a later date after checking availability of funds in the Plant Account Replacement Reserve.

7. City Proportion of T. B. Patient Costs.

The Finance Committee had requested the Director of Finance to provide a more detailed breakdown of the category "Other General Government (7090)". That breakdown was provided and an item of \$100,000 for the City proportion of T. B. Patient Costs was noted. It was,

RESOLVED,

THAT the U. B. C. M. be requested to make representation to the Provincial Government to take over the Municipal proportion of T. B. Patient Costs.

Standing Committee on Finance and
Administration
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8. Metered Water Rates.

The Director of Finance had been asked to provide a report to the Committee as to what loss of interest revenue would occur from less frequent billing of metered water rates. The Director of Finance stated that the present system of collection seems to be the optimum situation and that a change to some other level of collection did not appear worthwhile.

It was therefore,

RESOLVED,

THAT there be no change in the frequency of reading and billing metered water accounts.

The meeting adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 151-3 to 155

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

April 10, 1974

A meeting of the Official Traffic Commission was held on Wednesday, April 10, 1974 at approximately 8:00 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT: Alderman Marzari (Chairman)
Commissioner Ryan
Mr. K. Dobell, Traffic Engineer
Supt. D. W. McRae, Police Dept.
Mr. C. Fleming, Director of Legal Services
Trustee H. Boyce, Vancouver School Board
Mr. B. Donald, City Prosecutor's Office

ABSENT: Alderman Pendakur

ALSO PRESENT: Mr. W. Reese, Vancouver Safety Council
Mrs. E. Robinson, Vancouver Parent-Teacher Council

CLERK: D. Bennett

The Minutes of the meeting held February 28, 1974 were adopted.

RECOMMENDATIONS

1. Taxi Use of Downtown Streets

At the last meeting of the Official Traffic Commission, the Commission recommended

- "(a) THAT on downtown roadways which have exclusive bus lanes and normal traffic lanes, taxis should continue to be prohibited from using the exclusive bus lanes;
- (b) THAT the prohibition of right turns to all eastbound traffic including taxis, on Georgia Street at Gilford and Chilco Streets should continue to apply."

When considering this recommendation on March 12, 1974, the Vancouver City Council passed the following motion:

"THAT this clause be referred back to the Official Traffic Commission to hear representation from the Taxi operators on the subject."

Mr. Bill Smith, Manager of Black Top Cabs and Director of the Vancouver Taxi Owners' Association, together with Mr. Thomas Scarr, President and General Manager of the Yellow Cab Company, presented a brief suggesting that the following conditions apply:

- (a) taxis be allowed to make right hand turns from eastbound on 71st Avenue to go south on to Oak Street Bridge from 4 - 6 p.m.;
- (b) taxis be permitted to use bus lanes for right hand turns on Seymour and Howe Streets;

cont'd

Clause No. 1 (cont'd)

- (c) taxis be permitted to make a right hand turn going south on Howe Street at Georgia Street;
- (d) change the present signing on the downtown streets to read Transit Vehicles Only.

The delegation objected to the fact that turn restrictions make a two block trip at least six or seven blocks and that if Robson Street is closed from Howe Street to Hornby Street, this would disrupt their service.

Mr. Bill Link, representing the Amalgamated Transit Union, disagreed with the suggestions made by the Vancouver Taxi Owners' Association and stated that in order to maintain bus schedules, the present conditions that apply should remain in force.

After due consideration, it was

RECOMMENDED

THAT suggestion (a), i.e. that taxis be allowed to make right hand turns from eastbound on 71st Avenue to go south on to Oak Street bridge from 4 - 6 p.m. be not permitted;

FURTHER THAT the balance of the suggestions be deferred and that the City Engineer report to the next meeting of the Commission on bays and taxi stands in the core area.

2. Stop Sign at 12th Avenue and Discovery Street

Mr. Peter N. Moogh appeared before the Commission and presented a brief dated April 10, 1974. He suggested that to alleviate the hazardous condition in the area of 11th, 12th and 13th Avenues and Discovery Street, that at least five additional stop signs be placed on 11th - 13th Avenues, making Discovery a through street in this area.

In a report dated April 5, 1974, the City Engineer advised that as the accident trend has increased at 12th Avenue and Discovery Street and as there is a relatively steep downhill grade on the east leg of the intersection coupled with a sight restriction in the form of three trees on private property in the south-east quadrant of the intersection, a stop sign will be placed on Discovery at 12th Avenue under the City Engineer's authority.

RECOMMENDED

THAT the report of the City Engineer dated April 5, 1974 be received.

3. Street Sign Policy

The City Engineer submitted a report entitled "Policy re Stop Sign Control" (copy of which is attached to these minutes). Your Commission

RECOMMENDS

THAT the report of the City Engineer entitled "Policy re Stop Sign Control" be received.

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April 10, 1974

4. P.N.E. Traffic and Parking

At the last meeting of the Commission on February 28, 1974, amongst other recommendations, it was recommended

"THAT the Chief Constable report back to the next meeting of the Official Traffic Commission with a detailed proposal on implementing a decal system;

THAT the City Engineer, in conjunction with the Chief Constable, City Prosecutor and the Director of Permits and Licenses, report back to the next meeting of the Official Traffic Commission on possible extension of the Residential Parking zones on streets adjacent to the P.N.E.;

THAT the City Engineer give a progress report on the proposed study of resolving parking problems at the P.N.E."

The City Engineer under date of April 3, 1974, submitted the following report:

" 1. Decal System

Representatives of the Law, Police and Engineering Departments and the City Prosecutor's office agreed that a decal system appears feasible and that it would overcome the present enforcement difficulties with the "Residential Parking Only" arrangement. Under this decal program each residence would be entitled to one decal annually. Each decal would show a serial number, and possibly the vehicle licence number, and the street block number. The decal would be obtained by the residents from the Engineering Department (Traffic Division) at City Hall. Additional decals would be granted if a resident proves that he has no off-street parking space and an automobile ownership in that household greater than one. Visitor parking would be permitted essentially along the streets running north-south which are generally on the flankages of the corner houses. Some visitor parking would also be possible in the lanes. Accurate costs of this proposed system were not available at the time this report was written but they would include signing (initial "once-off" cost), decal preparation, and administration. When costs are finalized, it is planned to propose that the PNE be requested to bear both initial and ongoing costs.

The proposal is to apply this decal system initially to the area on the west side of the PNE. In order to try to ensure that the complete area is covered it is proposed that decal parking apply to the area within four (4) blocks of the PNE from Hastings Street northerly. Approximately 1000 residences are included in this area.

The Commission may wish to recommend the implementation of this decal system at this time since the various officials who examined this system thought that it would be more effective than the present system.

However, your officials also think that the decal system has certain disadvantages which some residents may find more undesirable than the present "Residential Parking Only" parking arrangement. For example, many residents may be displeased with the fact that they have to go to City Hall each year to obtain a decal. Therefore, as an alternative to approving the decal system immediately this Commission may wish to consider recommending the preparation of a questionnaire on the subject for distribution to the area residents so that a clearer indication of their collective desires is known. The printing and mailing costs for such a survey total approximately \$400. It is noted that the professional hockey season is now over so there should be much less parking pressure on the west side of the PNE for the next five months.

2. Extension of Resident Parking Only (RPO) Zone

On February 5, 1974 City Council approved increasing the coverage of the RPO to a 100% zone, within two (2) blocks of the west side of the PNE, on an experimental basis. At that time it was agreed by Council that the effectiveness of this arrangement should be assessed about six (6) months after implementation. Subsequently, it was decided that the RPO system should be improved possibly by

cont'd

Official Traffic Commission 4
 April 10, 1974

Clause No. 4 (cont'd)

the use of decals. An examination of the decal system has determined that this arrangement is feasible. Based upon this examination and other aspects in item 1 in this report it seems more appropriate that the matter of extending the existing RPO not be considered at this time, since the decal system if implemented will extend to 4 blocks west of Renfrew Street.

3. Proposed Study by PNE

As an immediate step to deal with the traffic and parking situation the PNE decided to introduce free parking for the remaining professional hockey games. As part of this scheme the utilization of the off-street PNE parking areas is being reviewed and compared with the use when the 50¢ charge was in effect.

In conjunction with the aforementioned change, City Council decided to extend the barricading of local streets intersecting with Renfrew Street between Hastings Street and McGill Street. Previously City Council authorized barricading to commence about one-half hour prior to the end of major Coliseum events. This extension meant that barricading was to be introduced about one-half hour prior to the beginning of the event and extend past the completion of the event. This extended barricading was to apply to four (4) professional hockey games. Barricades are limiting the use of these local streets by automobile traffic travelling to and from the PNE.

Traffic and parking observations have been made relating to the free parking program and the barricading, and the results of these surveys will be reported to the next OTC meeting.

RECOMMENDATION

In view of some of the disadvantages associated with the decal system, the Commission may feel it is desirable to survey residents who would be affected by the proposal, before approving its implementation. Accordingly, two alternative strategies are outlined below:

Strategy 1 - Immediate approval of Decal System

- 1) The Commission approve the implementation of a decal system in the area bounded by Renfrew, Hastings, Kamloops, Trinity, Kaslo, Wall and McGill Streets, subject to the PNE accepting the cost of the proposal.
- 2) The City Engineer be instructed to request the PNE to absorb all costs of the decal program, when a firm estimate can be provided.
- 3) The City Engineer be instructed to report back to the Commission when the PNE has responded to the request for financial support.

Strategy 2 - Survey residents before approving Decal System

- 1) The residents in the area within four blocks west of the PNE be surveyed to determine their views on the on-street traffic and parking situation.
- 2) \$400 be appropriated to carry out this survey.
- 3) The survey findings be reported back to the Official Traffic Commission.
- 4) The existing 100% Resident Parking Only zones on the west side of the PNE not be extended at this time.

With respect to the decal system, Mrs. E. Rivett, 2840 Dundas Street, requested that, as she has no car and is elderly and requires a parking space for doctors or nurses to park, she be given special consideration and a parking space be allotted to her in front of her home.

cont'd

Clause No. 4 (cont'd)

Mrs. P. Alfeld appeared and again reiterated that she was of the opinion that a fine of \$25.00 and "tow-away" of vehicles violating R.P.O. parking should be instituted. She and other residents of the area adjacent to the P.N.E. felt that the parking problems were not being handled in an expeditious manner. They objected to the fact that the decal system would give them only one parking space in front of their homes and guests would be required to park on surrounding side streets.

The Commission reviewed Strategy 2 and Mr. K. Dobell expressed the belief that the survey of the residents would take approximately six weeks to record and complete. He pointed out that if the decal system was adopted, the signs in the area would all have to be changed and that it would be about 3½ months before the system could be in operation. He also pointed out that placing of culs-de-sac in the area are being considered. In reply to Mrs. Alfeld, he advised that the Police find it difficult to enforce the R.P.O. and the decal system appeared to be a solution, although there are disadvantages. After considerable discussion, it was

RECOMMENDED

THAT Strategy 2. quoted above be approved.

5. Pedestrian Signalization on Oak Street

The City Engineer advised in a report dated April 5, 1974 that in the past several months, requests for pedestrian actuated signals have been received at the following three locations:

- (a) Oak Street and 27th Avenue
- (b) Oak Street and 37th Avenue
- (c) Oak Street and 59th Avenue

The City Engineer stated that at the present time, the Engineering Department is carrying out a pedestrian crossing study for the City and approximately 45 locations are being considered. This detailed examination should be completed in less than two months and he advised that the three locations on Oak Street should be included in the City-wide pedestrian crossing review rather than being considered independently at this time. It was noted that the Engineer plans to forward a copy of this report dated April 5, 1974 to the people and groups associated with the Oak Street pedestrian signal requests and they will be advised when the overall report is to be forwarded to the Commission. Your Commission

RECOMMENDS

THAT the information contained in the City Engineer's report dated April 5, 1974 be received.

6. Pedestrian Crossing Study

In an oral report, the Assistant City Engineer, Traffic and Transportation, advised that they are progressing on their pedestrian crossing study of 47 locations in the City. To date, they have collected data on 40 of these crossings and analysed 30 of them covering pedestrian volumes, vehicle volumes, gaps between vehicles, accident history, etc., and are now trying to tie in more qualitative information like view obstruction, driver perception at the intersections etc. Data has been accumulated from all across

Clause No. 6 (cont'd)

Canada on the practices in other Cities in this regard and it is anticipated a report will be before the Official Traffic Commission in about six weeks time.

RECOMMENDED

THAT the oral report presented by the Assistant City Engineer, Traffic and Transportation, be received.

7. Grant - Annual School Patrol Banquets

In a communication dated March 28, 1974, Superintendent McRae requested that a grant in the amount of \$2,800 (the same as was given last year) be made for the annual School Patrol banquets; the money to be used for the purchase of badges and efficiency awards for the school patrol members.

RECOMMENDED

THAT Council approve a grant of \$2,800 for the annual School Patrol banquets.

8. Resignation of Representative of the City Prosecutor's Office

Mr. B. Donald advised the Commission that the City Prosecutor's office ceased to exist on March 31, 1974 and that a representative would no longer be a member of the Official Traffic Commission. He stated that the new Crown Counsel's office would assist with advice as it pertains to prosecutions, but no representative would attend meetings in the future unless requested to do so as a reserve person. He requested that the agenda and material be forwarded to the Crown Counsel's office.

As a result of this resignation, it was

RECOMMENDED

THAT Council review the constitution of the Official Traffic Commission.

The meeting adjourned at approximately 9:25 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

April 4, 1974

An "In Camera" meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 4, 1974 at approximately 4:15 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. False Creek - Area 10 -
Economic Analysis of City-Owned Land

On December 14, 1973, Council approved a recommendation of the Standing Committee on Civic Development that the Director of Finance and the Development Consultant report as soon as possible on an economic examination of Sub-area 10.

Under date of March 28, 1974, the Development Consultant, Director of Finance and the Director of Planning submitted a report which presented the results of their economic analysis of the development of the City-owned land in Area 10, plus an analysis of the economic viability of a marina operation in this area. The report estimates the total expenditures being considered by the City for land acquisition, planning, servicing and seawall construction for the City-owned land in Area 10 will approximate \$2.0 million. Development of a 125 boat marina plus parking facilities would entail an additional net cost to the City of approximately \$600,000.

The report sets out two development alternatives:

Alternative 1 (75 D.U.A.)

Would be compatible with the proposed B.C.C.C.U. development in density and land use; would have provision for family accommodation and would meet the False Creek Guidelines. However, it would involve a financial loss to the City.

Alternative 2 (possible 125 D.U.A.)

Would not comply with all of the False Creek Guidelines but would be economically more viable.

cont'd

Standing Committee of Council on Civic Development 2
April 4, 1974

Clause No. 1 (cont'd)

The report contains details re open space; the expenditures, economic and planning considerations of a marina development; options for seawall treatment; financing capital expenditures, etc.; and concludes with the following recommendations:

- 1) Council approve in principle the development of the City-owned lands in Area 10 in a predominately residential scheme compatible with the proposed B.C.C.C.U. development and with residential densities of approximately 75 dwelling units per acre, contingent upon agreement with B.C.C.C.U. to proceed.

The Director of Finance is not a party to Recommendation #1 because of the implied capital loss to the City if the recommendation is approved. He is of the opinion that Council, when considering the form of development, should also consider the financial loss aspect.

- 2) The City not construct a marina in the area, and that the seawall be built under the suggested Winter Works Program in the 1974-75 season.
- 3) The Director of Planning be directed to commence work immediately for the location of the seawall for the City-owned lands in Area 10, and in collaboration with the Development Consultant to prepare a design adequate to obtain a two-thirds cost contribution from the Federal Government under the Winter Works Program.
- 4) The City Engineer be directed to make necessary arrangements for the construction of the seawall under the Winter Works Program during the 1974-75 season.
- 5) The City Engineer be directed to notify the Federal Government that the City will not be building a marina in Area 10 under the Marina Policy.
- 6) The Director of Finance be directed to investigate possible sources of financing for City expenditures in Area 10.
- 7) Council recind its previous motions of February 27, 1973 and November 6, 1973 to terminate Mr. Clay's tenancy of City-owned land and water lots.
- 8) The Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City.
- 9) The City give priority to berths in the Heather Street Marina to the long term tenants of Clay's marina.

Your Committee discussed this report and the recommendations in some detail. However, it was AGREED to defer further consideration of the contents of the report to the next meeting of the Committee when the Development Consultant could be present to join the discussion. The Committee also considered that more information is required with respect to the development proposals of B.C.C.C.U. and Western Outboard and it was AGREED to invite representatives of these two developers to meet with the Committee at its next meeting to discuss their plans for Area 10.

Your Committee considered it advisable, however, to deal today with the question of the City-owned land occupied by Clay's Marina. It was noted that Mr. Clay has been operating the marina rent free since October 31, 1973.

cont'd

Clause No. 1 (cont'd)

RECOMMENDED

THAT the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City.

INFORMATION

2. Johnston Terminals - False Creek

Due to lack of time, consideration of the Director of Planning's report dated March 28, 1974 was deferred to the next meeting of the Committee.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 161

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

April 11, 1974

An In Camera meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 11, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Pendakur

ALSO PRESENT: Mayor Phillips

ABSENT: Alderman Massey

CLERK: M. Kinsella

RECOMMENDATION

1. False Creek - Area 10

The Committee on April 4, 1974, when considering a joint report from the Development Consultant, Director of Finance and the Director of Planning on False Creek - Area 10 - Economic Analysis of City-owned land agreed to invite representatives of B.C.C.C.U. and Western Outboard to today's meeting to discuss their development plans for Area 10. The Chairman today stated that he now considers it more appropriate for staff to meet with these owners at this time.

The Development Consultant advised that he had had discussions with representatives of B.C.C.C.U. and Western Outboard over the last week and he submitted a report dated April 11, 1974 containing comments resulting from these meetings.

The Committee on April 4, 1974 deferred consideration of the technical report on False Creek - Area 10 - Economic Analysis of City-Owned land to today's meeting for discussion with the Development Consultant. The Committee gave detailed consideration to the report of the Development Consultant. The following are some of the comments contained in this report:

"2. BCCCU would like to increase their density above their proposed 75 DUA and alter the 90,000 sq. ft. office building and related developments so as to do two things: increase the open space and improve the economics.

3. BCCCU are working with a Developer on a redesign of their office building (taller building, smaller ground cover) and on a Retirement Home for senior citizens. This will require more land than the 6+ acres which they now own.

4. BCCCU wish to make an agreement with NHB regarding the replacement of their sheds and air rights and would like the City's assistance in the negotiations.

5. BCCCU are interested in discussing with the City co-operative development of their land and the City's land - for example the lease of City land, joint venture with the City, - co-ordinated design of the two properties, etc.

cont'd

Standing Committee of Council on Civic Development 2
 April 11, 1974

Clause No. 1 (cont'd)

6. Western Outboard now own approximately 0.91 acres of land with some water access.

7. Western Outboard want approximately 70,000 sq. ft. of yard and 40,000 sq. ft. of building with access to the water, 120 boat-berths, plus the right to build above for commercial rental to others.

8. Western Outboard are prepared to sell their land to the City and lease back other land plus water area and finance their development, or purchase and develop. They could be interested in participating in a larger development as originally proposed by their architects Henriquez and Todd, but this is less likely now.

9. Western Outboard want to relocate as quickly as possible.'

In the ensuing discussion, it was noted that careful consideration would have to be given to the type of commercial development in Area 10 because of the limited traffic access to the area at Fir Street and 2nd Avenue. The City Engineer indicated that there are no plans to increase the access to the Area.

With respect to Western Outboard's desire to acquire 120 boat-berths, the representatives of the Planning Department indicated they were strongly opposed to this proposal, which would result in "wall to wall boats". The Committee suggested that the City Engineer investigate the extent to which Western Outboard has dredged this area for their boats.

There was some discussion with respect to the City-owned land presently occupied by Clay's Marina. It was noted that the Committee on April 4, 1974 passed the following recommendation:

"THAT the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City."

The Chairman requested the Director of Finance to work out an economic rent for the Clay Marina area to provide guidance to the Supervisor of Property and Insurance in his negotiations with Mr. Clay's lawyer.

The Development Consultant's report concluded with ten recommendations, most of which are complementary to the recommendations contained in the report of the Development Consultant, Director of Finance and the Director of Planning on False Creek - Area 10 - Economic Analysis of City-owned land which were not acted upon by the Committee. The recommendations of the Development Consultant were considered by your Committee, amended, and are recommended to Council as follows:

RECOMMENDED

- A. THAT the Development Consultant be authorized to participate with the B.C.C.C.U. in meetings with the N.H.B. re air rights, land use and future use of water area of N.H.B. land in Area 10;

cont'd

Clause No. 1 (cont'd)

- B. THAT the Development Consultant in consultation with the Director of Planning, the City Engineer and the Director of Finance be authorized to develop a strategy and procedural plan for redevelopment of the entire Area 10, recognizing the False Creek Policy Guidelines, the "Area 10 Concept Plan" adopted for discussion purposes by Council in August, 1973, the economic and other concerns of B.C.C.C.U., N.H.B., and Western Outboard, the economics of development of the City land, and the willingness of the City to consider co-operative design leasing and/or financing procedures;
- C. THAT the strategy is to include the method of developing Area 10 so as to best serve the interests of the B.C.C.C.U., Western Outboard, the N.H.B. and the City;
- D. THAT the procedural plan is to include land uses, mixed building uses, densities, the seawall location and the effect on the rate of return on the City's investment in services land;
- E. THAT the Development Consultant in consultation with the Director of Finance and the Director of Planning will report on the options and recommend a rate or recapture of the City's investment for consideration by the Committee;
- F. THAT the seawall be built primarily in the 3-1 ratio under the Winter Works Programme in the 1974-75 season and the City Engineer be directed to make the necessary arrangements;
- G. THAT the Director of Finance be directed to investigate possible sources of financing for City expenditure in Area 10;
- H. THAT Council rescind its previous motions of February 27, 1973 and November 6, 1973 to terminate Mr. Clay's tenancy of City-owned land and water lots;
- I. THAT the City give priority to berths in the Heather Street Marina to the long term tenants of Clay's marina and a similar policy be established re long term tenants of West Coast Salvage (it was noted that no statement of commitment has been given with respect to relocation of liveaboards).

INFORMATION

2. Johnston Terminals - False Creek

On February 18, 1974, Council approved a number of recommendations from the Standing Committee on Civic Development in which specific reference was made to Johnston Terminals. One of these recommendations was:

"THAT the Director of Planning report to Council on the basin-wide planning implications of permitting Johnston Terminals to redevelop their 16-acre site utilizing additional property to the south and north;"

Clause No. 2 (cont'd)

Under date of March 28, 1974, the Director of Planning submitted a report outlining the existing situation with respect to Johnston Terminals, options for the future, railway implications, zoning, use of the waterfront by the Company, traffic generation, and concluded with the following summary:

- "1. The storage distribution function provided by Johnston's Terminals is both appropriate and necessary in a False Creek location to serve the central area of Vancouver.
2. Johnston Terminals will continue to operate a storage and distribution business on property that they own in False Creek's Area 6. However, expansion or redevelopment for industrial purposes should not be permitted, except after careful consideration of the implications by City Council.
3. City lands which are not directly required by the City for redevelopment, as identified in the report, "Area 6 - The Development Opportunity", may be leased to Johnston Terminals. However, such leases as are negotiated should be for a period not beyond the mid-1980's.
4. Johnston Terminals should be made aware of the City's proposed alignment for a replacement for the Connaught Bridge.
5. The Johnston Terminals property should be rezoned, along with City-owned and other False Creek lands. However, provision should be made in the rezoning for continued operation of existing industrial businesses.
6. No long-term commitment should be given to Johnston Terminals with respect to any lease for the waterfront area. The City will retain the option to construct a public walkway along the waterfront at an appropriate time.
7. The City Engineer should maintain a watching brief on traffic conditions as they will be affected by changes in the area surrounding Johnston Terminals."

Your Committee considered it desirable, prior to taking any further action with respect to Johnston Terminals' tenancy on False Creek, to meet with representatives of the Company to discuss their plans for future operations. It was also suggested that the Committee be supplied with information with respect to the number of trucks, barges and coastal vessels in and out of the terminal points of origin and destination and the length of time goods are kept at the False Creek site.

RESOLVED

THAT the report of the Director of Planning be received and the Development Consultant be instructed to prepare a confidential background paper on Johnston Terminals operation, containing the points raised by the Committee and to convene a meeting of the Committee with representatives of Johnston Terminals as soon as possible, the background paper to be before the Committee at that time.

The meeting adjourned at approximately 10:25 p.m.